

# 22-004-TRC

## Site Plan Review Staff Report



Applicant | CitySwitch II-A, LLC

Address | 1117 NW 9<sup>th</sup> Street, Okeechobee, FL 33972



*Prepared for The City of Okeechobee*

## General Information

**Owner: CSX Transportation INC**

**Applicant: CitySwitch II-A, LLC**

**Primary Contact: Ignite Wireless/ Kyle Lotze (770) 862-1034**

**Site Address: 1117 NW 9<sup>th</sup> Street**

**Parcel Identification: 3-16-37-35-0160-00110-0010 (34413)**

*Note: For the legal description of the project or other information relating this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at: <https://www.cityofokeechobee.com/agendas.html>*

## Future Land Use, Zoning, and Existing Use of Subject Property(s)

Parcel Identification: 3-16-37-35-0160-00110-0010 (34413)	Existing	Proposed
<b>Future Land Use</b>	Industrial	Industrial
<b>Zoning</b>	Industrial	Industrial
<b>Use of Property</b>	Open Storage	Communications tower and associated structures
<b>Acreage</b>	5.19 acres total parcel area 0.14 acre development site	5.19 acres total parcel area 0.14 acre development site

## Future Land Use, Zoning, and Existing Use of Surrounding Properties

	Future Land Use	Zoning	Existing Use
<b>North</b>	Industrial	Industrial	Vacant
<b>East</b>	Industrial	Industrial	Remainder of subject parcel is undeveloped, currently used for open storage. To the east of the subject property is single family residential
<b>South</b>	FLUM does not provide designation for railway parcel directly to the south, though Industrial would be consistent with the zoning	Industrial	Railway
<b>West</b>	(Unincorporated Okeechobee County) Industrial	(Okeechobee County) Industrial-2	Vacant

## General Description

The request for consideration by the City of Okeechobee Technical Review Committee is an Application for Site Plan Review of a communication tower and associated structures. This request involves a parcel owned and managed by CSX Transportation INC. The request is for one parcel, totaling 5.19 acres, located at 1117 NW 9th Street. The Applicant is proposing development within the subject parcel of a 50-foot by 50-foot fenced compound that includes a communications tower, storage, and two electric service H-frames as well as a 30-foot by 120-foot access corridor between the compound and the northern property line fronting on NW 9th St. The combined area of proposed compound and access corridor within the subject property total 0.14 acres. Perimeter fencing of the compound is proposed. Color of tower will be flat black, blue or grey. The total tower height including lightning rods is 160 feet. Because the height exceeds 45 feet, this use/structure is considered a special exception use. The applicant has submitted a concurrent special exception application for review by the City's Board of Adjustment. Approval of the site plan will be contingent upon approval of, and any conditions placed on, this special exception request by the City's Board of Adjustment. Staff analysis of the submitted application and plans is provided below. Areas of deficiency or concern are highlighted in yellow. One item of concern is that **the application packages contain different plans, depicting inconsistent tower heights**. The plans depicting the tallest total structure height were utilized in preparation of this report.

## Adequacy of Public Facilities

**Potable Water and Sewer:** No uses or structures are proposed that require potable water or sewer connection.

**Traffic Generation:** The applicant has not included a traffic impact study with the submittal package, though the use is not expected to generate any significant amount of vehicle trips

### **Access and Internal Circulation:**

The site plan is designed with access to NW 9<sup>th</sup> Street via a 30-foot wide drive aisle which will also serve as parking for service and maintenance.

### **Service Vehicle Access and Egress:**

- A. **Fire Truck**  
Sufficiency of fire truck access and egress to be addressed by the Fire Department.
- B. **Loading Zone**  
No loading zone is specifically required, though the proposed on-site access corridor provides ample loading area.
- C. **Dumpster Location and Trash Collection**

The Applicant has not proposed a location for a dumpster, though the use is not expected to generate a significant amount of solid. The Applicant will be responsible for removing any solid waste from the premises.

### Consistency and Compatibility with Adjacent Uses

The proposed use is consistent with the comprehensive plan and the Industrial zoning code. The proposed communications tower and associated structures provide an important service to the City of Okeechobee residents. The subject property is located in an area of the City with existing Industrial uses. Industrial uses can be found north, south, and west of the subject property. Residential uses can be found east of the subject property; however, the site plan shows sufficient setbacks from the residentially zoned property. The Applicant will be required to provide a landscape plan with all LDC required landscaping and buffering prior to site plan approval to ensure that the proposed special exception use is compatible with the residential property to the east.

### Compliance with Land Development Code

Regulation	Requirement	Compliance Notes
Permitted Uses §90-602(c)	New freestanding communication towers are allowed within the following zoning designations... Industrial	Permitted, though approval is contingent upon special exception approval by City’s Board of adjustment due to height, parcel dimension and setback considerations per 90-603
§90-602(d)	Demonstrated need or demand for the communication facility.	The applicant has stated that this facility will allow additional carriers to collocate antennas onto the proposed tower to provide additional coverage to first responders, the community, and its citizens, especially in an emergency event.  The applicant has also provided predictive coverage maps to demonstrate the increased coverage that the proposed facility height will provide in the vicinity.

§90-602(e)	Compliance with FCC technical emission standards.	Statement provided from AT&T indicating FCC compliance
Performance and construction standards: Setbacks §90-603(b)	<p>Communication towers and their accessory structures shall comply with the minimal setback requirements of the district in which they are located and the applicable street setbacks.</p> <p>All communication tower supports and peripheral anchors shall be set back from the development site perimeter a minimum distance of five feet, or the minimum of the Industrial zoning district, whichever is greater.</p>	<p>In Compliance</p> <p>In Compliance</p>
Minimum yard requirements §90-346(2)	<p>Front: 25 feet</p> <p>Side: 15 feet; 40 feet abutting residential zoning district</p> <p>Rear: 20 feet; 40 feet abutting residential zoning district</p>	<p>In Compliance</p> <p>In Compliance</p> <p>In Compliance</p>
Maximum lot coverage by all buildings §90-346(3)	<p>Maximum coverage: 50%</p> <p>Maximum impervious surface: 85%</p>	<p>In Compliance</p> <p>In Compliance</p>
Separation from off-site uses §90-603(c)	<p>Monopole or camouflaged Communication towers are required to be setback 300% height of tower, up to a maximum of 200 feet, from residential uses or residentially zoned lands.</p>	<p>Monopole setback 220' from the nearest residential zoned property.</p>
Separation distances between communication towers §90-603(d)	<p>Camouflaged or monopole 75 feet in height or greater: 500'</p>	<p>In Compliance</p>

Fencing §90-603(f)	A chainlink fence or wall not less than eight feet in height from finished grade shall be provided around each communication tower. Access to the tower shall be through a locked gate.	In Compliance
Landscaping §90-603(g)(1)	A row of trees a minimum of three inches at dbh (diameter at breast height) and a minimum of eight feet tall and a maximum of 25 feet apart shall be planted around the perimeter of the fence.	No landscaping proposed.
Landscaping §90-603(g)(2)	A contiguous hedge at least 30 inches high at planting capable of growing to at least 36 inches in height in front of the tree line referenced in subsection (g)(1) of this section.	No landscaping proposed.
Height §90-603(h)(1)	The total combined freestanding height of any communication tower and antenna shall not exceed 200 feet from ground level	Proposed tower height with the antenna and lightening rods is 160'.
Type of construction §90-603(i)	Communication towers shall be monopole or lattice construction	Monopole design proposed.
Development Criteria §90-603(j)	The parent tract, upon which the site for communication tower/antenna/equipment is located, shall comply with the minimum development criteria of the district in which it is located.	Parent tract not developed, utilized for storage related to railroad facilities consistent with industrial district permitted uses.
Illumination §90-603(k)	Communication towers/antennas shall not be artificially lighted except to ensure human safety or as required by the Federal	No lighting proposed. Though a form has been provided from the FAA indicating that no light is required, it appears this form is in reference to a

	Aviation Administration. At the time of construction in cases where there are residential uses within a distance 300 percent of the height of the tower, dual lighting shall be requested from the FAA.	130' structure, not the 160 ft structure proposed by the applicant.
Colocation §90-603(l)	Monopole communication towers shall be engineered and constructed to accommodate at least two communication service providers.	In compliance
Signs and advertising §90-603(o)	The use of any portion of a tower for sign or advertising purposes including, without limitation, company name, banner, or streamer is prohibited.	In Compliance
Finished Color §90-603(q)	Communication towers not requiring FAA painting/marketing shall be painted a non-contrasting flat blue, grey, or black finish. The color should be selected so as to minimize the equipment's visibility.	In Compliance

## Recommendation

Based on the foregoing analysis, we recommend approval of this request subject to the following conditions:

1. Approval of the site plan will be contingent upon approval of, and any conditions placed on, this special exception request by the City's Board of Adjustment.
2. Applicant must submit one consistent set of plans to be reviewed by the building official for conformance with applicable code. Should total structure height exceed 160', plans may be subject to additional review by Board of Adjustment and/or Technical Review Committee.
3. Landscaping must be provided in conformance with LDC Section 90-603(g).
4. Submittal of FAA approval for proposed tower design/height.
5. The use of any portion of a tower for sign or advertising purposes including, without limitation, company name, banner, or streamer is prohibited.
6. Per 90-603(p), if the use of any communication tower has been discontinued for a period of 180 consecutive days, the tower shall be deemed to have been abandoned. Upon such abandonment, the owner/operator of the tower shall have an additional 180 days within which to:(1)Reactivate the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or(2)Dismantle and remove the tower.
7. Per 90-603(r), certification of compliance with all current Federal Communication Commission standards, including (FCC) nonionizing electromagnetic radiation (NIER), shall be submitted prior to receiving final inspection by the building department.

Submitted by:



Ben Smith, AICP

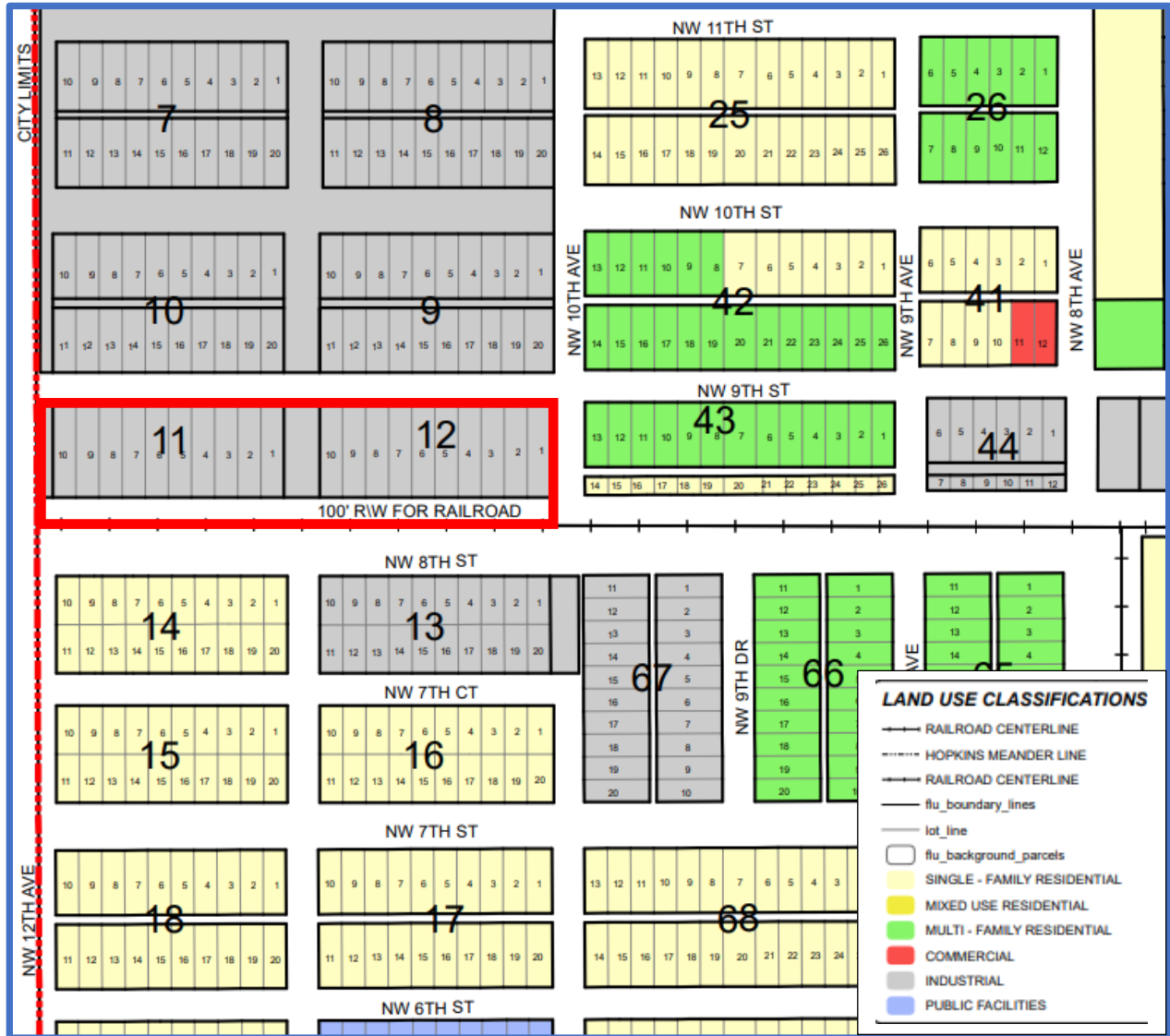
Director of Planning

October 13, 2022

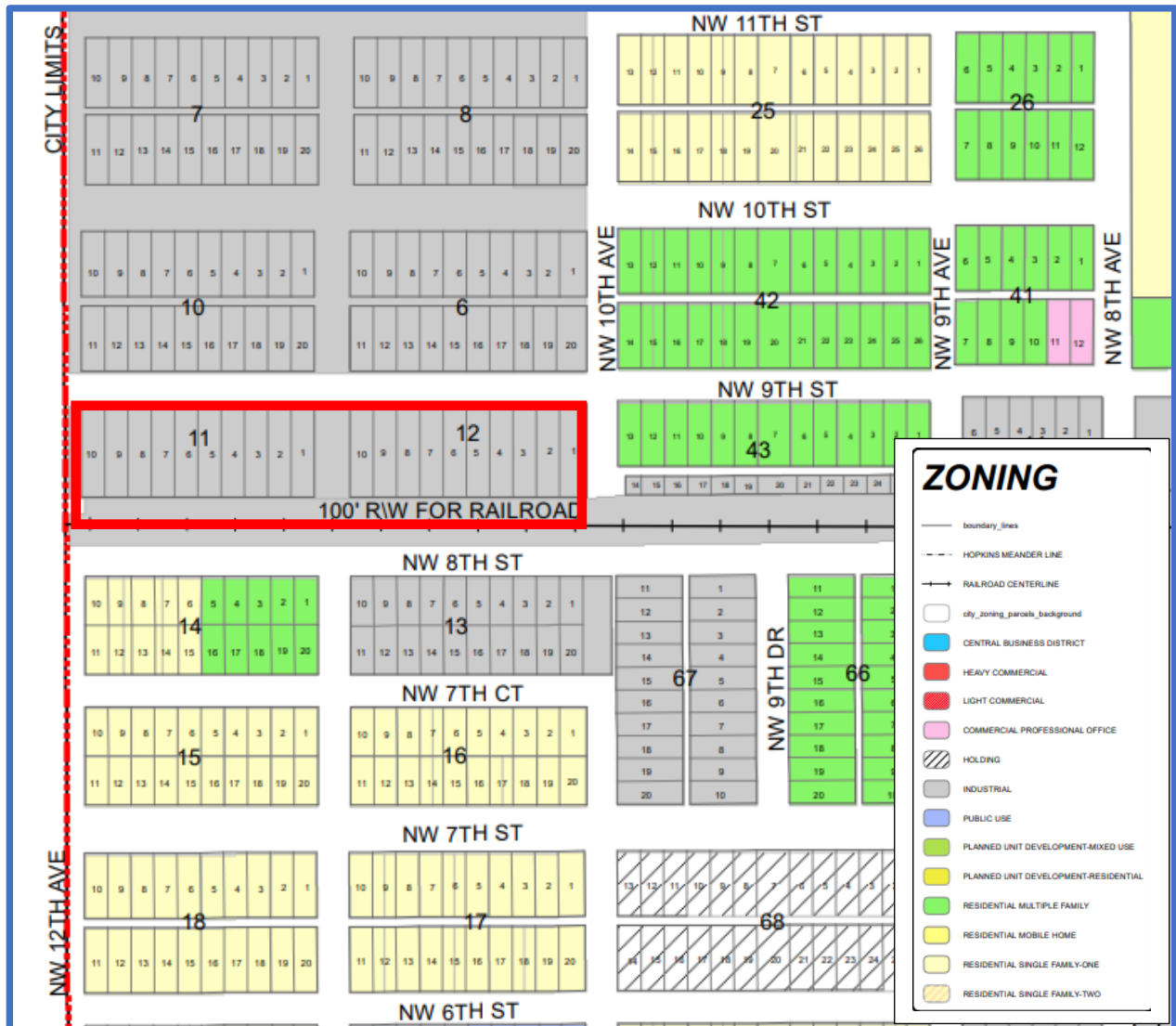
Okeechobee Technical Review Committee Hearing: October 20, 2022



### Future Land Use Map



### Zoning Map



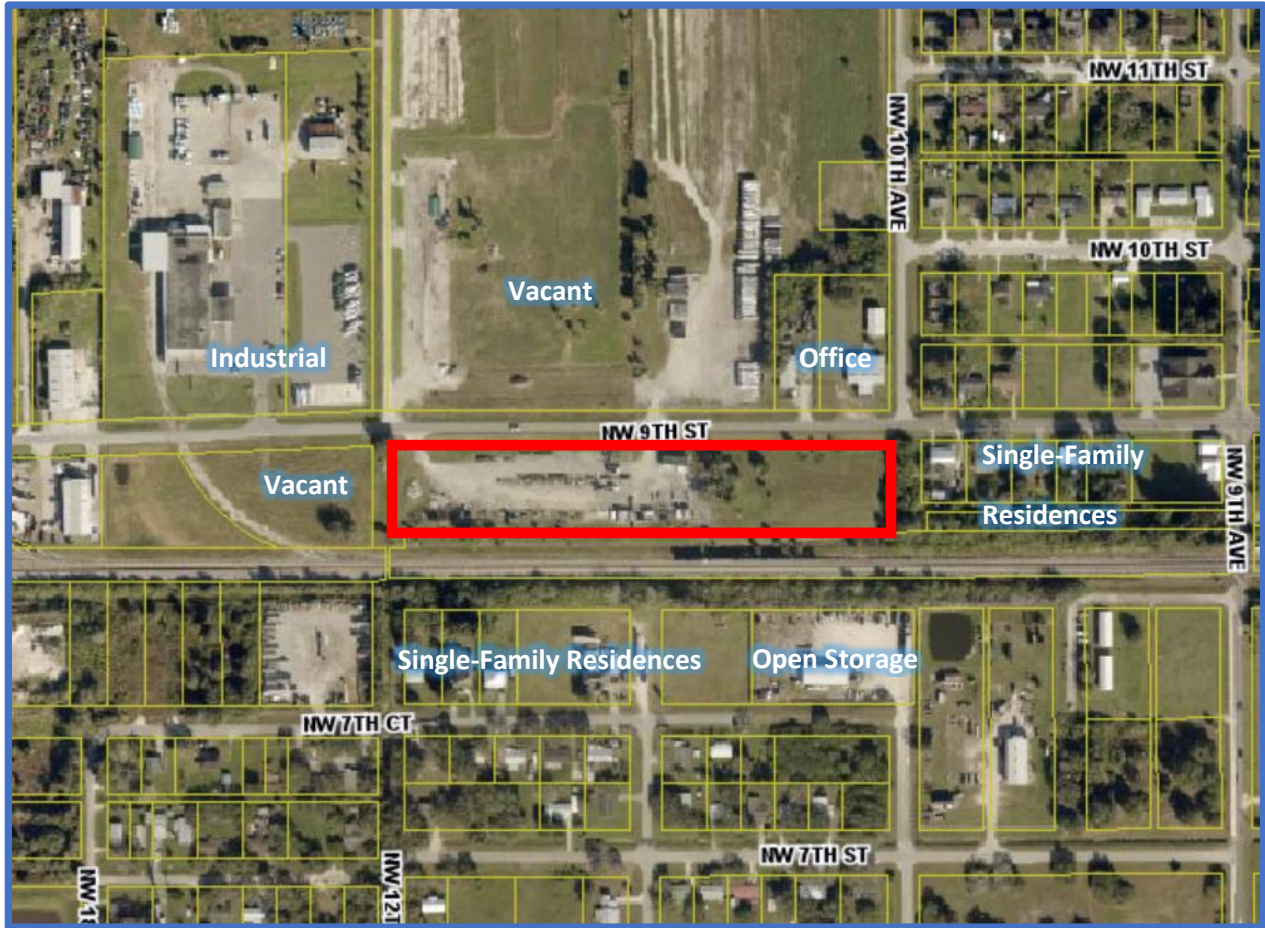



Exhibit C: Existing Land Use Map


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	<b>City of Okeechobee</b> <b>General Services Department</b> 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863)763-1686 E-mail: <a href="mailto:pburnette@cityofokeechobee.com">pburnette@cityofokeechobee.com</a>	Date Received <b>8-15-22</b>
		Application No. <b>22-004-TRC</b>
		Fee Paid: <b>8-17-22</b>
		Receipt No. <b>58941</b>
		Hearing Date: <b>10-20-22</b>
<b>APPLICANT INFORMATION</b>		
1	Name of property owner(s): CSX Transportation Inc	
2	Owner mailing address: 500 Water St, J-180, Jacksonville, FL 32202	
3	Name of applicant(s) if other than owner: CitySwitch II-A, LLC (Agent: Ignite Wireless / Kyle Lotze)	
4	Applicant mailing address: 1900 Century Pl NE, Suite 320, Atlanta, GA 30345	
5	Name of contact person (state relationship): Kyle Lotze (Agent)	
6	Contact person daytime phone(s) and email address: 770-862-1034 - kyle@ignitewireless.com	
7	Engineer: Name, address and phone number: Dennis D. Abel / 6521 Meridien Drive Raleigh, NC 27616 / 919-755-1012	
8	Surveyor: Name, address and phone number: William H. Sommerville, III / 158 Business Center Drive Birmingham, AL 35244 / 205-252-6985	
<b>PROPERTY and PROJECT INFORMATION</b>		
9	Property address/directions to property: 1117 NW 9th St. Okeechobee, FL, 34972 From I-95 in Ft Peirce Florida - Go West approx 32 Miles to NW 9th Ave in Okeechobee FL, Go North approx .6 Miles to NW 9th St, go west approx .34 miles to Site on left. 1117 NW 9th St	
10	Parcel Identification Number 31637350160001100010	
11	Current Future Land Use designation: Industrial	
12	Current Zoning district: Industrial	
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary. 50'x50' fenced compound, 150' Monopole Tower, Two Electric Service H-Frames, Two 10' x 15' equipment areas, One 10' x 20' equipment area, and One 5' x 5' concrete pad. The proposed facility is unmanned and not for human habitation. Therefore handicap access is not required. A technician will visit the site as required for routine maintenance. The project will not result in any significant disturbance or effect on drainage; no sanitary sewer service, potable water, or trash disposal is required and no commercial signage is proposed.	
14	Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or vacant, etc.). Use additional page if necessary. CSX Railroad outparcel primarily used for parking and storage. There is a small CSX trailer on the eastern side of the property.	
15	Total land area in square feet (if less than two acres): _____ or acres: Property Area: 0.14 acres	
16	Is proposed use different from existing or prior use <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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17	Number and description of phases: None. N/A
18	Source of potable water: N/A
19	Method of sewage disposal: N/A

ATTACHMENTS REQUIRED FOR ALL APPLICATIONS	
20	Applicant's statement of interest in property Agent to Lessee (Site Lease Agreement, Land Use POA and Certification attached)
21	One (1) copy of last recorded warranty deed
22	Notarized letter of consent from property owner (if applicant is different from property owner)
23	<p><b>Three (3) CERTIFIED BOUNDARY and TOPOGRAPHIC</b> surveys, (one to be no larger than 11 x 17; scale not less than one inch to 20 feet; North point) containing:</p> <ul style="list-style-type: none"> <li>a. Date of survey, surveyor's name, address and phone number</li> <li>b. Legal description of property pertaining to the application</li> <li>c. Computation of total acreage to nearest tenth of an acre</li> <li>d. Location sketch of subject property, and surrounding area within one-half mile radius</li> </ul>
24	Two (2) sets of aerials of the site.
25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included)
26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71 (A) (5)).
29	Three (3) copies of sealed drainage calculations. <span style="color: red;">N/A</span>
30	<p>Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u>. The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.</p>
31	<p>USB flash drive of application</p> <p style="text-align: right; color: red; font-size: small;">(no increase in traffic. Maintenance visits only)</p>
32	<p>Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre.</p> <p><b>NOTE: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges - When the cost for advertising, publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the City on the application, the applicant shall pay the actual costs.</b></p>
<p><b>NOTE: Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary documentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not additional information is required to proceed or if the review will be rescheduled to the next TRC meeting.</b></p>	
Confirmation of Information Accuracy	
<p>I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the summary denial of this application.</p>	
 <hr/> Signature	Kyle Lotze <hr/> Printed Name
8/10/2022 <hr/> Date	

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City of Okeechobee  
Checklist for Site Plan Review

REQUIRED INFORMATION	
1	Completed application (1)
2	Map showing location of site (may be on the cover sheet of site plan)
3	Eleven (11) copies of sealed site plan drawings prepared at a scale no smaller than one inch equals 60 feet, or in the case of small projects, the largest scale that can accommodate the entire site and all areas within 50 feet of the project boundary, and the scale, legend, and author block all on one 24" by 36" sheet. The site plan drawings shall include the location of all existing and proposed improvements, including, but not limited to:
	3.1 Water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, protected trees and vegetation or environmentally sensitive areas
	3.2 Streets, sidewalks, property lines and rights-of-way
	3.3 Utility lines/facilities, fire hydrants, septic tanks and drainfields
	3.4 Bridges, culverts and stormwater management facilities
	3.5 Buildings and structures and their distances from boundaries of the property, streets, and other structures
	3.6 Setback lines and required yards
	3.7 Ingress and egress to the site and buildings
	3.8 Vehicular use areas including off-street parking and loading areas
	3.9 On-site recreation and open space
	3.10 Landscaping, screens, buffers, walls, and fences,
	3.11 Method of solid waste collection and locations of and access to dumpsters
	3.12 Lighting and signs
4	Drawing notes and tabulations showing the following information shall be included along with the plan:
	4.1 Name, address and phone number of the owner
	4.2 Name, address and phone number of any agent, architect, engineer and planner
	4.3 Complete legal description of the property
	4.4 Future land use designation, current zoning and existing land use of the property and all abutting properties
	4.5 Total acreage of the property (square footage if less than two acres)
	4.6 Total # of dwelling units, by bedroom size; square footage of nonresidential uses by type of use (and/or seating, etc. as necessary to indicate the intensity)
	4.7 Number of off-street parking spaces provided (including handicapped spaces) and loading spaces and the calculation of, and basis for, the number of such spaces required by the Land Development Regulations
	4.8 Impervious surface calculations showing: the square footage and as a% of the total site for existing impervious surfaces, additional proposed impervious surfaces and the resulting proposed total impervious surfaces

**EXHIBIT A**  
CSX813551148  
FLC034

**OPTION AND SITE AGREEMENT**

THIS OPTION AND SITE AGREEMENT made and entered into as of this 15 day of November, 2021, by and between CSX TRANSPORTATION, INC., a Virginia corporation, ("Railroad"), whose mailing address is 500 Water Street (Attn: Real Property, Inc., J180), Jacksonville, Florida 32202, and, CITYSWITCH II-A, LLC, a Georgia limited liability company, ("CS"), whose mailing address is 3355 Lenox Rd. NE, Suite 975, Atlanta, GA 30326:

WHEREAS Railroad and CS entered into that MASTER TOWER SITE AGREEMENT (the "Master Agreement") dated March 18th, 2016, which terms and conditions are incorporated herein by reference, Railroad agreed, upon approval by Railroad, to permit to CS, the right to use and occupy certain real property under a Site Agreement, as defined in the Master Agreement.

WHEREAS, CS desires to incorporate an option period, which is the earlier of the receipt of all Governmental Approvals, as defined in the Master Agreement, needed to construct, install and/or use the WCS Facilities, as defined in the Master Agreement, or one (1) year from the date of this Option and Site Agreement (the "Option Period"), to allow CS time to secure all Governmental Approvals, as defined in the Master Agreement, needed to construct, install and/or use the WCS Facilities prior to exercising rights of the Site Agreement, as defined in the Master Agreement and this Option and Site Agreement.

NOWTHEREFORE, the parties agree as follows:

**1. OPTION.**

(a) CS shall have the option ("Option") to exercise the right to use and occupy real property (the "Site"), located in the City of Okeechobee, County of Okeechobee, State of Florida having a Latitude of 27.252114 and Longitude of -80.844774 as further described or shown on Exhibit A-1 attached hereto and made a part hereof., under this Site Agreement as defined in the Master Agreement.

(b) During the Option Period, CS agrees to diligently pursue all Governmental Approvals for the Tower and shall have access to the Site, as provided under but not limited to Sections 2.1, 8.4, Section 9 and all subsections, Section 12 and all subsections, Section 13 and all subsections, Section 17 and all subsections, and Section 21 of the Master Agreement.

(c) Unless CS exercises the Option Period as indicated above, this Option and Site Agreement shall terminate upon the expiration of the Option Period.

**2. SITE AGREEMENT.**

(a) Upon CS exercising the Option, and subject to and upon the terms and conditions set forth in that MASTER TOWER SITE AGREEMENT (the "Master Agreement") dated March 18th, 2016, which terms and

conditions are incorporated herein by reference, Railroad does hereby agree to permit to CS, the right to use and occupy the Site, described above.

(b) CS agrees to pay to Railroad an annual Site Agreement Fee in accordance with Exhibit A of the Master Tower Site Agreement, as amended. Should the site be deemed an AP Site in accordance with the Second Amendment dated March 2, 2021, CS agrees to pay to Railroad an annual Site Agreement Fee of [REDACTED] per annum, which includes up to 2 Permitted Sublicensees; upon installation of a 3rd Permitted Sublicensee the annual rent shall include [REDACTED] of the gross rent due to CS for the 3rd Permitted Sublicensee and each additional Permitted Sublicensee thereafter. Should the site not be deemed an AP Site, CS agrees to pay to Railroad an annual Site Agreement Fee of the greater of [REDACTED] of the gross rent due to CS from the anchor sublicensee and any future co-locates from Permitted Sublicensees or a base rental of [REDACTED] per annum, in accordance with the Master Agreement.

(c) The Term of this Site Agreement shall commence on the date in which the anchor sublicensee receives the Notice to Proceed order (the "Rental Commencement Date") and each Site Agreement shall have an initial term of ten (10) years. CS will have an option to extend term of Site Agreement for three (3) additional five (5) year terms. Each Extended Term option shall be exercised automatically unless CS delivers notice to Railroad, giving no less than six (6) months prior to the expiration of the Initial Term or subsequent Extended Term, as applicable, of its intention not to extend the term of the Site Agreement, unless sooner terminated in accordance with the provisions of the Master Agreement.

(d) Prior to the Commencement Date (as defined in the corresponding Memorandum of Agreement), Railroad reserves the right to modify the Site or terminate this Option and Site Agreement, in its sole discretion, upon written notice to CS.

(e) Prior to Railroad's co-location pursuant to Section 2.4 of the Master Agreement, Railroad will be responsible for complying with then current requirements and processes necessary for such colocation.

IN WITNESS WHEREOF, Railroad and CS have duly executed this Option and Site Agreement as of the date first above written.

Witness(es):

ELH  
\_\_\_\_\_  
\_\_\_\_\_

Catherine Attala  
\_\_\_\_\_  
\_\_\_\_\_

CSX TRANSPORTATION, INC.

By: [Signature]  
Print Name: Catherine Attala  
Print Title: Director - RE - CS

CITYSWITCH II-A, LLC

By: [Signature]  
Print Name: Robert Raville  
Print Title: President & CEO



**EXHIBIT A**  
**TO SITE AGREEMENT**

**DESCRIPTION OF SITE**

**[FOLLOWS ON NEXT PAGE]**

**CSX Transportation (CSX) General Notes - Towers:**

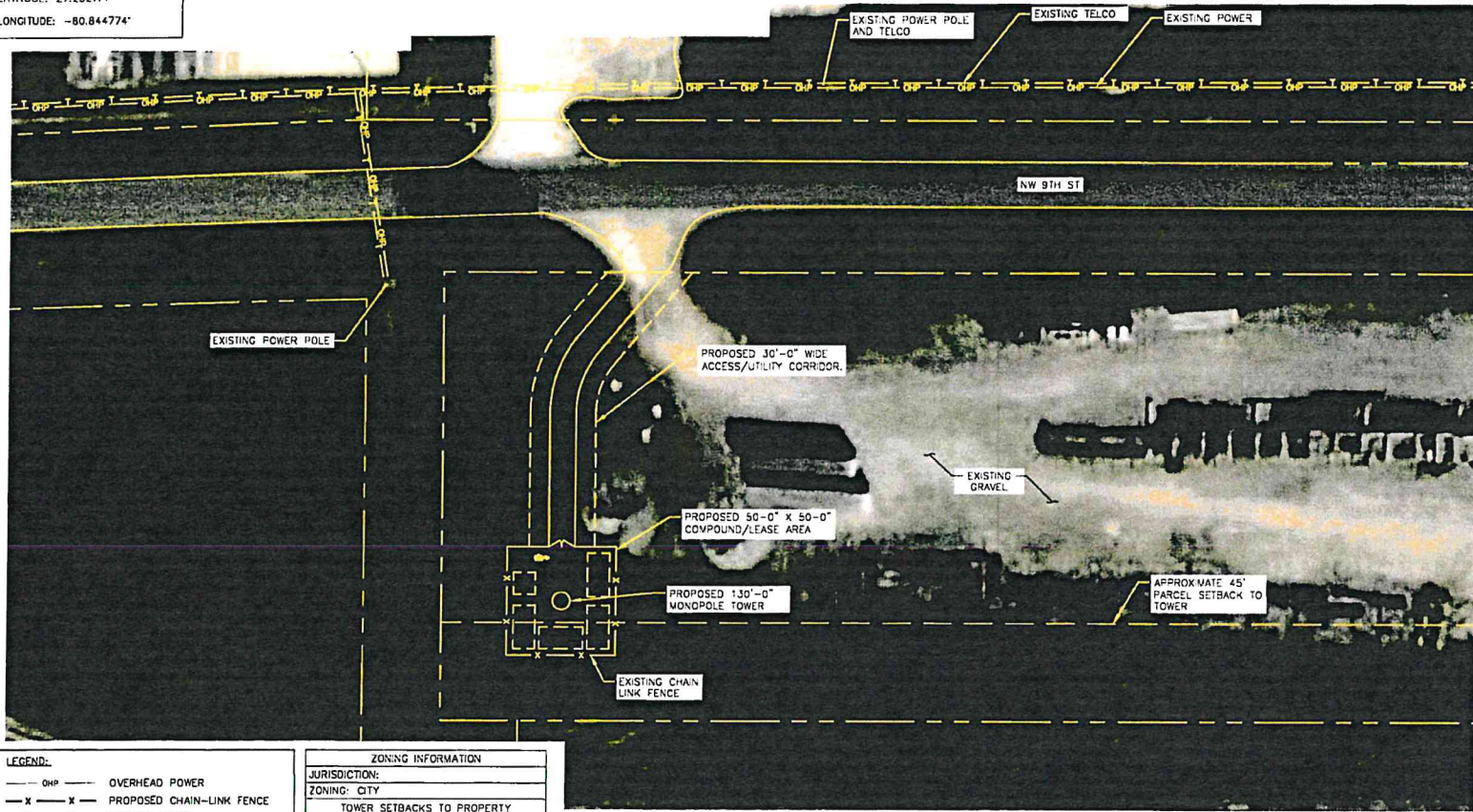
- 1) Work schedule is subject to the approval of all required construction submittals by the CSXT Construction Representative, verification that proposed work will not conflict with any CSXT U.G. Facilities, and the availability of CSXT Flagging and Protection Services. Construction submittals will be based upon the proposed scope of work and may include, but are not limited to; proposed work plan, project schedule, means and methods, site access, dewatering, temporary excavation/shoring, soil disposition/management, track monitoring, concrete placement work, structural lifting/rigging plans for hoisting operations, substructure construction plans, steel erection plans, roadwork plans, etc. No work may begin on, over, or adjacent to CSXT property, or that could potentially impact CSXT property, operations or safety without the prior completion and approval of the required aforementioned information and approvals.
- 2) CSX owns its right-of-way for the primary purpose of operating a railroad, and shall maintain unrestricted use of its property for current and future operations. In the event that relocation of facilities becomes necessary to accommodate the movement of rail traffic, Licensee, at its sole risk and expense, shall be required to relocate and/or remove facilities from the rail corridor of Licensor within a time frame mutually agreed.
- 3) CSX's consent applies to the design and construction of the utility located solely in the right-of-way owned by CSX. It is the utility Owner's (Licensee.) responsibility to get permission from the property owner that is other than CSX to access and construct on their property.
- 4) For additional information and support for utility encroachment onto CSX's property, please refer to the CSX's "Design & Construction Standard Specifications Wireline Occupancies" revised December 16, 2016 and "Design & Construction Standard Specifications Pipeline Occupancies" revised June 5, 2018.
- 5) No entry or construction on CSX's railroad corridor is permitted until the utility encroachment review and approval process is completed, you are in receipt of a fully executed license agreement and you have obtained authority from the local Road Master.
- 6) CSX's signal facilities and/or warning devices at the proposed facility crossing, i.e. cantilevers, flashers, and gates are to be located prior to installation.
- 7) CSX does not grant or convey an easement for this installation.
- 8) Final construction drawings stamped by a licensed professional engineer are to be submitted to CSX's assigned representative prior to construction.
- 9) A safety action plan is to be submitted to CSX's assigned representative prior to construction.
- 10) A construction means and methods plan is to be submitted to CSX's assigned representative prior to construction.
- 11) Soil that cannot be used or disposed on CSX's right-of-way must be properly disposed at a CSX approved disposal facility. A spoils disposal plan is to be submitted to CSX's assigned representative prior to construction.
- 12) An erection plan (lift plan) is to be submitted to CSX's assigned representative prior to construction.
- 13) Service utility plans are to be submitted to CSX's assigned representative prior to construction.
- 14) Use of construction safety fencing is required when a CSX flagman is not present. Distance of safety fence from nearest rail to be determined by CSX Roadmaster and is to be removed upon completion of project.
- 15) Blasting is not permitted on CSX's property.

**PARCEL INFORMATION:**  
 OWNER: CSX TRANSPORTATION  
 ZONING: CITY  
 LAND USE: A - ACTIVE  
 PARCEL NUMBER:  
 31637350160001100010  
 LATITUDE: 27.252114°  
 LONGITUDE: -80.844774°

**NOTES:**  
 DRAWINGS HAVE BEEN PREPARED WITH THE USE OF AERIAL PHOTOGRAPHS AND INFORMATION FROM A SITE VISIT.

**NOTES:**  
 ALL SOIL MATERIALS EXCAVATED BY THE CONTRACTOR SHALL REMAIN ON SITE AND NOT TO BE REMOVED.

**NOTES:**  
 NO SURVEY HAS BEEN PERFORMED ON THIS SITE. ALL PARCEL/PROPERTY LINES SHOWN ARE APPROXIMATE LOCATIONS.



**LEGEND:**

- OHP --- OVERHEAD POWER
- x-x- PROPOSED CHAIN-LINK FENCE
- x-x- EXISTING FENCE
- - - EXISTING EASEMENT
- - - PROPOSED CORRIDOR
- ROW --- RIGHT-OF-WAY
- - - PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- - - PROPERTY LINE

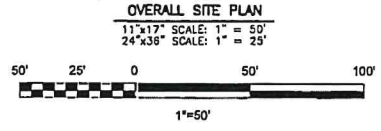
**ZONING INFORMATION**

JURISDICTION:  
 ZONING: CITY

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)

DIRECTION	REQUIRED	PROPOSED
NORTH	T.B.D	T.B.D
EAST	T.B.D	T.B.D
SOUTH	T.B.D	T.B.D
WEST	T.B.D	T.B.D

LOT AREA: N/A



PREPARED FOR:  
**CITYSWITCH**  
 1900 CENTURY PLACE, SUITE 020  
 ATLANTA, GA 30345

PREPARED BY:  
**FDH INFRASTRUCTURE SERVICES**  
 6521 MERRIDEN DRIVE  
 RALEIGH, NC 27618  
 PHONE: (919) 728-1012  
 FAX: (919) 728-1021

PRELIMINARY

DRAWN BY: MTS  
 CHECKED BY: JRB

**SUBMITTALS**

DATE	DESCRIPTION	REV	ISSUED BY
09/21/2021	LOGIC EXHIBIT	A	JRB

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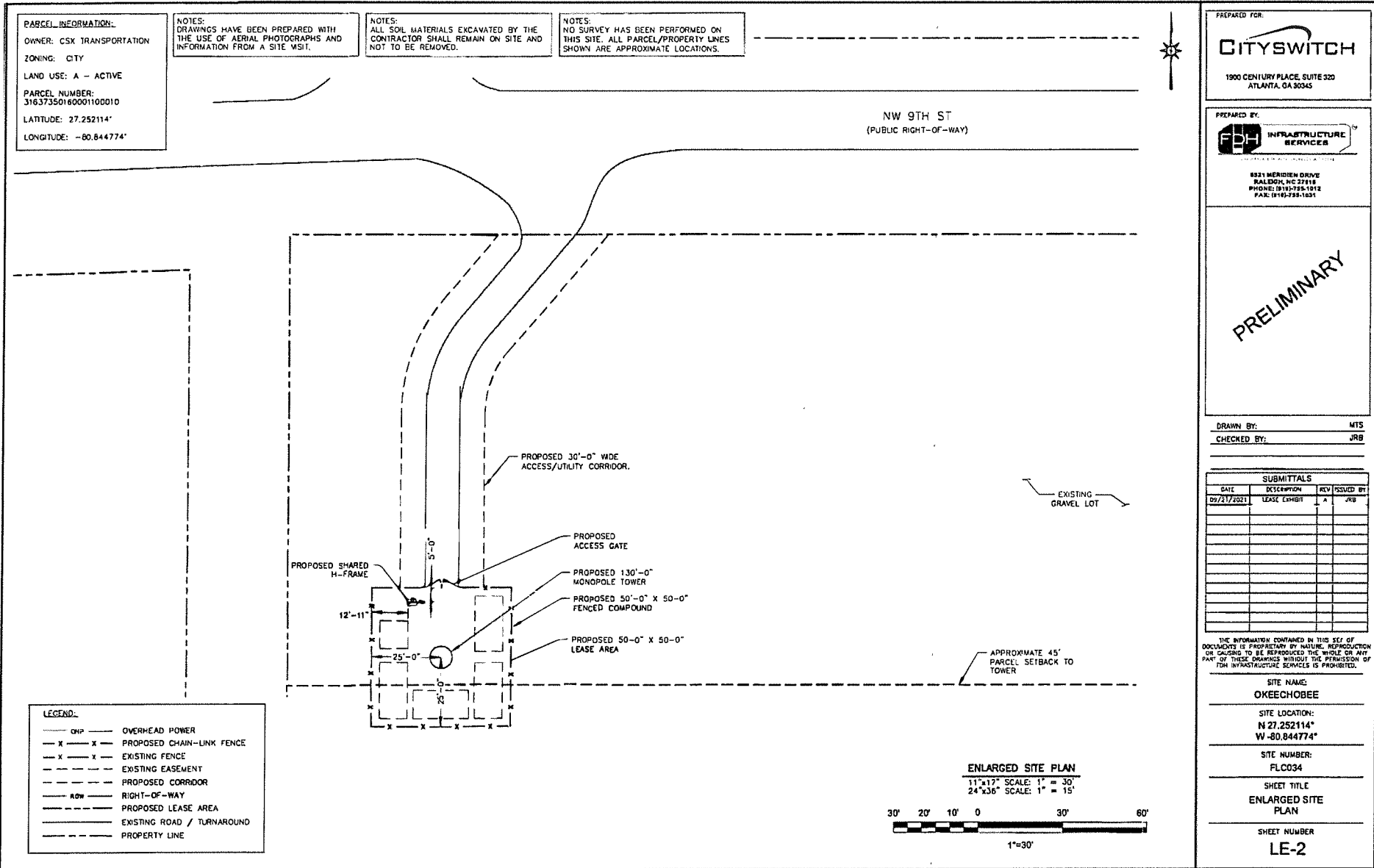
SITE NAME:  
**OKEECHOBEE**

SITE LOCATION:  
**N 27.252114°  
 W -80.844774°**

SITE NUMBER:  
**FLC034**

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**LE-1**



PREPARED FOR:  
**CITYSWITCH**  
 1900 CENTURY PLACE, SUITE 300  
 ATLANTA, GA 30345

PREPARED BY:  
**FBH INFRASTRUCTURE SERVICES**  
 4921 MERRIDEN DRIVE  
 RALEIGH, NC 27618  
 PHONE: (919) 755-1018  
 FAX: (919) 255-1021

PRELIMINARY

DRAWN BY: MTS  
 CHECKED BY: JRB

SUBMITTALS				
DATE	DESCRIPTION	REV	ISSUED BY	
09/21/2021	LEASE COMB	A	JRB	

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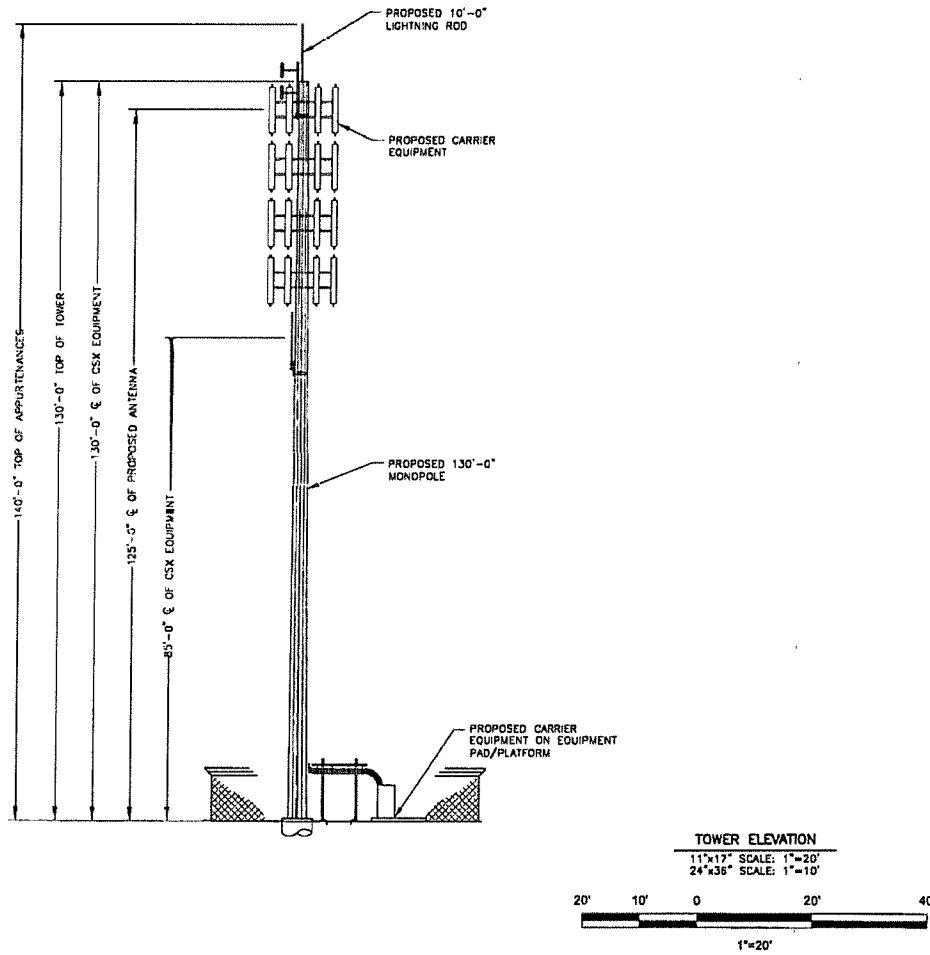
SITE NAME:  
**OKEECHOBEE**

SITE LOCATION:  
**N 27.252114°  
 W -80.844774°**

SITE NUMBER:  
**FLC034**

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**LE-2**



PREPARED FOR:  
**CITYSWITCH**  
 1900 CENTURY PLACE, SUITE 200  
 ATLANTA, GA 30345

PREPARED BY:  
**FDH INFRASTRUCTURE SERVICES**  
 8421 MERRIDEN DRIVE  
 KENNESAW, GA 30144  
 PHONE: (770) 768-1018  
 FAX: (770) 768-1021

**PRELIMINARY**

DRAWN BY: MTS  
 CHECKED BY: JRB

SUBMITTALS				
DATE	DESCRIPTION	REV	ISSUED BY	
09/21/2021	MEAS. EXHIBIT	A	JRB	

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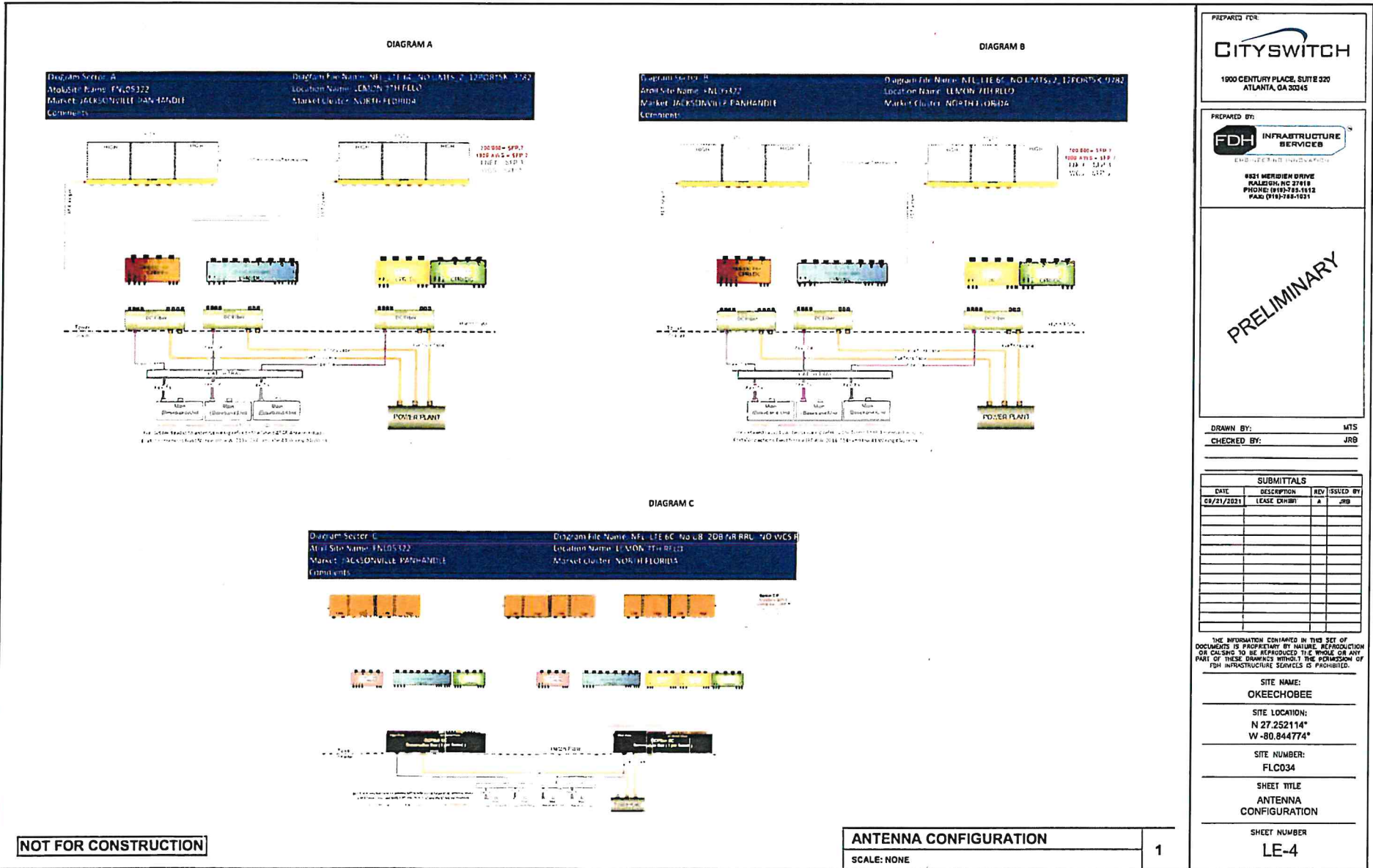
SITE NAME:  
**OKEECHOBEE**

SITE LOCATION:  
**N 27.252114°  
 W -80.844774°**

SITE NUMBER:  
**FLC034**

SHEET TITLE:  
**TOWER ELEVATION**

SHEET NUMBER:  
**LE-3**



PREPARED FOR:

**CITY SWITCH**

1000 CENTURY PLACE, SUITE 320  
ATLANTA, GA 30345

PREPARED BY:

**FDH INFRASTRUCTURE SERVICES**

END USER NOT INDICATED

8821 MERIDIAN DRIVE  
RALEIGH, NC 27615  
PHONE (919) 855-1512  
FAX (919) 788-1021

PRELIMINARY

DRAWN BY: MTS  
 CHECKED BY: JRB

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
02/21/2021	LEASE DRAWING	A	JRB

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SITE NAME:  
OKEECHOBEE

SITE LOCATION:  
N 27.252114°  
W -80.844774°

SITE NUMBER:  
FLC034

SHEET TITLE  
ANTENNA  
CONFIGURATION

SHEET NUMBER  
LE-4

#21

Prepared By and Return to  
John D. Cassels, Jr. Esq.  
Cassels & McCall  
P.O. Box 968  
Okeechobee, Florida 34973

Parcel ID Number:3-16-37-35-0160-00110-0010

Rec 10.00  
DOC .70



FILE NUM 2014003848  
OR BK 745 PG 850  
SHARON ROBERTSON, CLERK OF CIRCUIT COURT  
OKEECHOBEE COUNTY, FLORIDA  
RECORDED 04/17/2014 04:00:05 PM  
AMT \$10.00  
RECORDING FEES \$10.00  
DEED DOC \$0.70  
RECORDED BY M Pinon  
Pg 850 (1 pg)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 14<sup>th</sup> day of April, 2014, between FT. DRUM CORPORATION, a Florida corporation, of 269 NW 9<sup>th</sup> Avenue, Okeechobee, FL 34972, GRANTOR, and CSX TRANSPORTATION, INC., a Virginia corporation, of 500 Water Street, Jacksonville, FL 32202 GRANTEE;

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, AND LYING IN AND CONTAINING A PORTION OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 1216 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCKS 11 AND 12; ALL OF N.W. 11<sup>TH</sup> AVENUE (70 FEET IN WIDTH) LYING BETWEEN SAID BLOCKS 11 AND 12; ALL OF N.W. 12<sup>TH</sup> AVENUE (35 FEET IN WIDTH) LYING WEST OF AND CONTIGUOUS WITH SAID BLOCK 11; ALL OF NORTH FOURTEENTH STREET (NAME PER PLAT) (60 FEET IN WIDTH) LYING SOUTH OF AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY; ALL LYING IN THE NORTH WEST ADDITION TO OKEECHOBEE, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantors' hand and seal the day and year first above written.

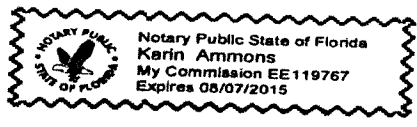
SIGNED, SEALED and DELIVERED  
in our presence:  
Jill R. Pitts  
Witness  
Print Name: Jill R. Pitts  
Karin Ammons  
Witness  
Print Name: Karin Ammons

FT. DRUM CORPORATION, a Florida corporation  
BY: Jay Walpole  
Jay Walpole, Vice President  
(Seal)

STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2014 by Jay Walpole as Vice President of FT. DRUM CORPORATION,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

Karin Ammons  
Signature of Notary Public  
Printed name of Notary:  
My commission expires:



[6709-158660.WPD]

#22

CITY OF OKEECHOBEE  
55 SE 3<sup>RD</sup> AVENUE  
OKEECHOBEE, FL 34974  
TELE: 863-763-3372 FAX: 863-763-1686  
**LAND USE POWER OF ATTORNEY**

Name of Property Owners:	CSX Transportation INC.	
Mailing Address:	500 Water St, J-180, Jacksonville, FL 32202	
Home Telephone:	Work: 904.279.3806	Cell:
Property Address:	1117 NW 9th St. Okeechobee, FL, 34972	
Parcel ID Number:	31637350160001100010	
Name of Applicant:	CitySwitch II-A, LLC (Agent: Ignite Wireless / Kyle Lotze)	
Home Telephone:	Work: 470-239-0846	Cell: 770-862-1034

The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance. This power of attorney will be terminated once approval of the required granting of the special exception or granting of variances is received.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS 31 DAY OF May 2022.

[Signature]  
OWNER

[Signature]  
WITNESS

OWNER

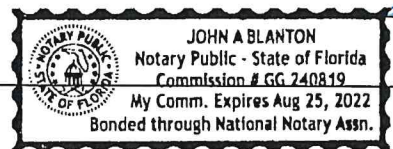
WITNESS

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of May, 2022, by Catherine Adkins,  
(Name of Person)  
who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]

NOTARY PUBLIC SIGNATURE





**CSX TRANSPORTATION, INC.**

**OFFICER'S CERTIFICATE**

The undersigned hereby certifies that he is Vice President – General Counsel of CSX Transportation, Inc., a Virginia corporation (the "Corporation"), and is familiar with the Corporation's records and seal and that:

1. The authorized officers, employees and agents of the Corporation are subject to a Chart of Authority made effective as of June 2010, and revised as of September 2016, which defines the limits of authority vested in various positions of responsibility within the Corporation and establishes the types and maximum amount of obligations, transactions and payments that may be approved by such authorized officers, employees and agents of the Corporation (the "Chart of Authority").
2. Pursuant to the Chart of Authority, Catherine E. Adkins, Director – Real Estate – Corridor Services, is authorized to approve, execute and deliver, on behalf of the Corporation, leases, contracts, agreements, and other real property documents pertaining to real property transactions to which the Corporation is a party, whenever the consideration for such real property transactions does not exceed the amount of two hundred fifty thousand dollars (\$250,000).

Witness my hand and seal of the Corporation this 25<sup>th</sup> day of January, 2022.

**CSX TRANSPORTATION, INC.**

DocuSigned by:  
*Michael S. Burns*  
5273C71E1 136480  
By: \_\_\_\_\_  
Michael S. Burns  
Vice President – General Counsel

(corporate seal)

Attest:

DocuSigned by:  
*Mark Austin*  
3411 AA8061 17410

\_\_\_\_\_  
Mark D. Austin, Assistant Corporate Secretary  
CSX Corporation



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Profit Corporation

**CSX TRANSPORTATION, INC.**

### Filing Information

<b>Document Number</b>	806099
<b>FEI/EIN Number</b>	54-6000720
<b>Date Filed</b>	03/26/1946
<b>State</b>	VA
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	12/23/1992
<b>Event Effective Date</b>	NONE

### Principal Address

500 WATER STREET  
JACKSONVILLE, FL 32202

Changed: 01/22/2010

### Mailing Address

500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Changed: 01/22/2010

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

Name Changed: 09/19/2016

Address Changed: 09/19/2016

### Officer/Director Detail

#### **Name & Address**

Title Director, EVP and CFO

Pelkey, SEAN R.

500 WATER STREET  
JACKSONVILLE, FL 32202

Title Assistant Corporate Secretary

ARMBRUST, STEVE C.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title Corporate Secretary

Burns, Michael S.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title Director, EVP and Chief Legal Officer

Goldman, Nathan D.  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title President, CEO

Foote, James M.  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title SVP - Network Planning

Barr, Brian  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title EVP - Operations

Boychuk, Jamie  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title EVP and Chief Administrative Officer

Sorfleet, Diana B.  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title VP and Chief Accounting Officer

Williams, Angela C.  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title Director, EVP - Sales and Marketing

Boone, Kevin S.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title SVP and Chief Strategy Officer

Bezar, Farrukh A.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title SVP of Sales

Adams, Arthur L.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Asset Utilization

Albright, William C  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP and General Counsel

Burns, Michael S.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title SVP - Engineering and Mechanical

Johnson, Ricky E.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Intermodal & Automotive

Kenney, Maryclare T.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Energy

Longson, Adam

500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Total Rewards

Mullen, Michelle A.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Human Resources and Chief Diversity Officer

Noel, Stephanie W.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Safety

Schwichtenberg, James  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Corporate Communications

Tucker, Bryan A.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Asset Management

Vierling, Jack R.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Labor Relations

Wall, Jeffrey D.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Operations

Juggernaut, Gregory  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title VP - Network Systems

Bittner, Deborah T.  
500 WATER STREET  
JACKSONVILLE, FL 32202

## Title VP of Technology and Chief Information Security Officer

Eppinger, Gary  
 500 WATER STREET  
 JACKSONVILLE, FL 32202

## Title VP - Finance and Treasury

Slater, William D.  
 500 WATER STREET  
 JACKSONVILLE, FL 32202

**Annual Reports**

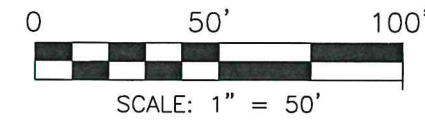
<b>Report Year</b>	<b>Filed Date</b>
2020	03/19/2020
2021	04/08/2021
2022	05/01/2022

**Document Images**

<a href="#">05/01/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/21/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/23/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/19/2016 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/05/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/09/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/26/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">08/05/2005 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/01/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/09/2001 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/04/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">05/04/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/18/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

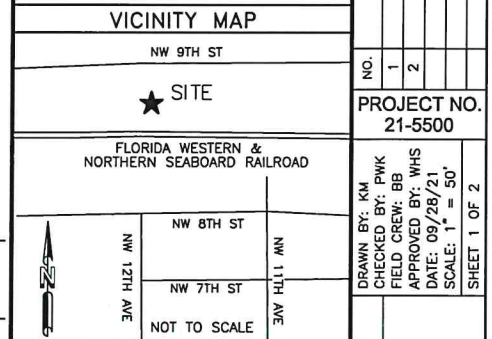
Florida Department of State, Division of Corporations



*William H. Sommerville, III*  
 William H. Sommerville, III  
 Florida License No. 0006141

LAND OWNER/CLIENT  
 CSX  
 500 WATER STREET  
 JACKSONVILLE, FL 32202

TOWER INFO	
LATITUDE:	27°15'07.705" NORTH
LONGITUDE:	80°50'41.267" WEST (NAD 83)
GROUND ELEVATION:	29.3' ABOVE MEAN SEA LEVEL (NAVD88)
VICINITY MAP	
NW 9TH ST	
★ SITE	
FLORIDA WESTERN & NORTHERN SEABOARD RAILROAD	
NO.	1
NO.	2
PROJECT NO.	
21-5500	
DRAWN BY:	KM
CHECKED BY:	PWK
FIELD CREW:	BB
APPROVED BY:	WHS
DATE:	09/28/21
SCALE:	1" = 50'
SHEET 1 OF 2	

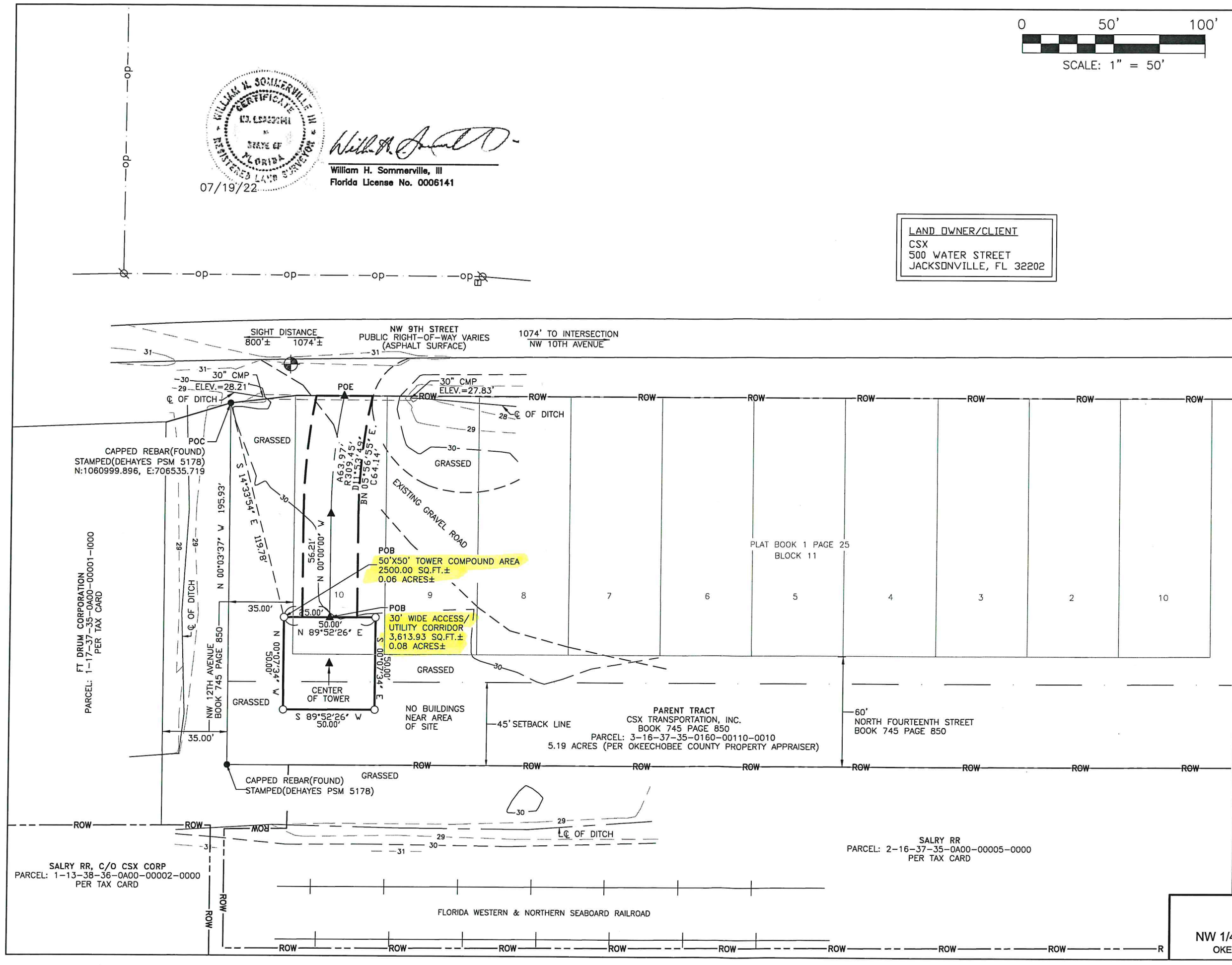


FLORIDA EAST  
 GRID NORTH  
 GRID TO TRUE NORTH CONVERGENCE  
 0°04'15.8483"  
 TRUE NORTH TO MAGNETIC DECLINATION  
 6°47' W  
 COMBINED SCALE FACTOR  
 0.999944091

- LEGEND
- = 5/8" REBAR SET
  - = FOUND PROPERTY MARKER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - POE = POINT OF ENDING
  - ▲ = CALCULATED POINT
  - (M) = MEASURED
  - ⊙ = POWER POLE
  - ⊞ = POWER BOX
  - ⊞ = TELEPHONE PEDESTAL
  - ⊙ = TEMPORARY BENCHMARK
  - PK NAIL SET
  - ELEVATION = 30.93'
- = RIGHT-OF-WAY  
 - - - - - = OVERHEAD POWER

FLOOD NOTE  
 By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 12093C0415C, which bears an effective date of July 16, 2015 and IS NOT in a special flood hazard area.  
 Zone 'X': Area of minimal flood hazard.

OKEECHOBEE  
 FLC034  
 NW 1/4, SEC. 16, T-37-S, R-35-E  
 OKEECHOBEE COUNTY, FLORIDA



SITE SPECIFIC PURPOSE SURVEY  
 FOR:  
**CITY SWITCH II-A, LLC**  
 1900 CENTURY PLACE NE, SUITE 320  
 ATLANTA, GEORGIA  
 SMW Engineering Group, Inc.  
 156 Business Center Drive  
 Birmingham, Alabama 35244  
 Ph: 205-252-6965  
 www.smweng.com



**SURVEYOR'S NOTES**

1. This is a Site Specific Purpose Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 14, 2021.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DE9138. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Site Specific Purpose Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This is a Site Specific Purpose Survey and does not include the entire parent parcel.
14. Zoning: (as supplied by client)  
Zoning Jurisdiction: City  
Zoning Land Use: A - Active

1. PARENT TRACT  
CSX TRANSPORTATION, INC.  
BOOK 745 PAGE 850  
PARCEL: 3-16-37-35-0160-00110-0010  
PER TAX CARD
2. SALRY RR  
PARCEL: 2-16-37-35-0A00-00005-0000  
PER TAX CARD
3. FT DRUM CORPORATION  
PARCEL: 1-17-37-35-0A00-00001-1000  
PER TAX CARD
4. ERVIN LEVERN  
PARCEL: 1-15-37-35-0010-00430-0120  
PER TAX CARD

**PARENT TRACT (BOOK 745 PAGE 850)**

A parcel of land lying in Section 16, Township 37 South, Range 35 East, Okeechobee County, Florida, and lying in and containing a portion of that certain parcel of Land as recorded in Official Records Book 379, Page 1216 of the Public Records of Okeechobee County, Florida, and being more particularly described as follows:  
All of Block 11 and 12; all of N.W. 11th Avenue (70 feet in width) lying between said Blocks 11 and 12; all of N.W. 12th Avenue (35 feet in width) lying West of and contiguous with said Block 11; all of North Fourteenth Street (Name per Plat)(60 feet in width) lying South of and contiguous with the above described property; all lying in the North West Addition to Okeechobee, Fla. according to the Plat thereof as recorded in Plat Book 1, Page 25 of the Public Records of Okeechobee County, Florida.  
Okeechobee County Parcel No.: 3-16-37-35-0160-00110-0010  
5.19 Acres (per Okeechobee County Property Appraiser)

**50' x 50' TOWER COMPOUND AREA (AS-SURVEYED)**

A portion of the CSX Transportation, Inc. tract described in Book 745, Page 850 as recorded in the Office of Clerk of Circuit Court for Okeechobee County, Florida, lying in the Northwest 1/4, Section 16, Township 37 South, Range 35 East, said Okeechobee County, Florida and being more particularly described as follows:

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**30' WIDE ACCESS & UTILITY CORRIDOR (AS-SURVEYED)**

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**PLOTTABLE EXCEPTIONS**

Fidelity National Title Insurance Company  
Commitment for Title Insurance Order No. 10373162  
Date April 14, 2022 @ 8:00 am  
Schedule B, Section II

Exception No.	Instrument	Comment
1-5,7-8		Standard exceptions. Contain no survey matters.
⑥	< Book 731, Page 1040 Book 737, Page 1215	Document Affects Parent Tract but contains insufficient information to plot, show, or determine effects on subject Lease Area or Ingress/Egress & Utility Easement.

**SURVEYOR'S CERTIFICATION**

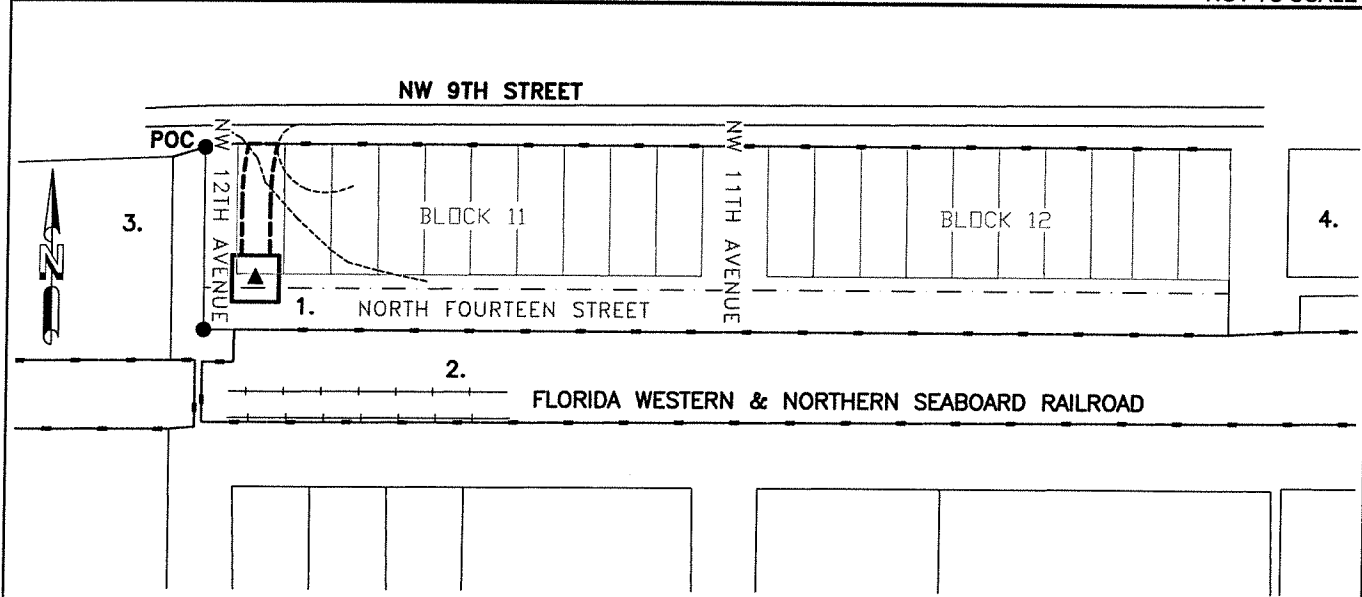
I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.



*William H. Sommerville, III*

William H. Sommerville, III  
Florida License No. 0006141

**PARENT TRACT OVERVIEW NOT TO SCALE**



OKEECHOBEE  
FLC034  
NW 1/4, SEC. 16, T-37-S, R-35-E  
OKEECHOBEE COUNTY, FLORIDA

BY DATE 06/02/22 PWK  
07/19/22 PWK

REVISION TITLE COMMITMENT CLIENT COMMENTS

NO. 1 2

PROJECT NO. 21-5500

DRAWN BY: KM  
CHECKED BY: PWK  
FIELD CREW: BB  
APPROVED BY: WHS  
DATE: 09/28/21  
SCALE: N.T.S.  
SHEET 2 OF 2

SITE SPECIFIC PURPOSE SURVEY

FOR: CITY SWITCH II-A, LLC  
1900 CENTURY PLACE NE, SUITE 320  
ATLANTA, GEORGIA

SMW Engineering Group, Inc.  
158 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-252-6985  
www.smweng.com

**SMW**  
ENGINEERING GROUP, INC.





**SURVEYOR'S NOTES**

- This is a Site Specific Purpose Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 14, 2021.
- The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
- Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID DE9138. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Site Specific Purpose Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted with the benefit of an Abstract Title search.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor.
- This is a Site Specific Purpose Survey and does not include the entire parent parcel.
- Zoning: (as supplied by client)  
Zoning Jurisdiction: City  
Zoning Land Use: A - Active

- PARENT TRACT**  
CSX TRANSPORTATION, INC.  
BOOK 745 PAGE 850  
PARCEL: 3-16-37-35-0160-00110-0010  
PER TAX CARD
- SALRY RR**  
PARCEL: 2-16-37-35-0A00-00005-0000  
PER TAX CARD
- FT DRUM CORPORATION**  
PARCEL: 1-17-37-35-0A00-00001-1000  
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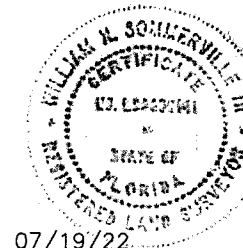
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Fidelity National Title Insurance Company  
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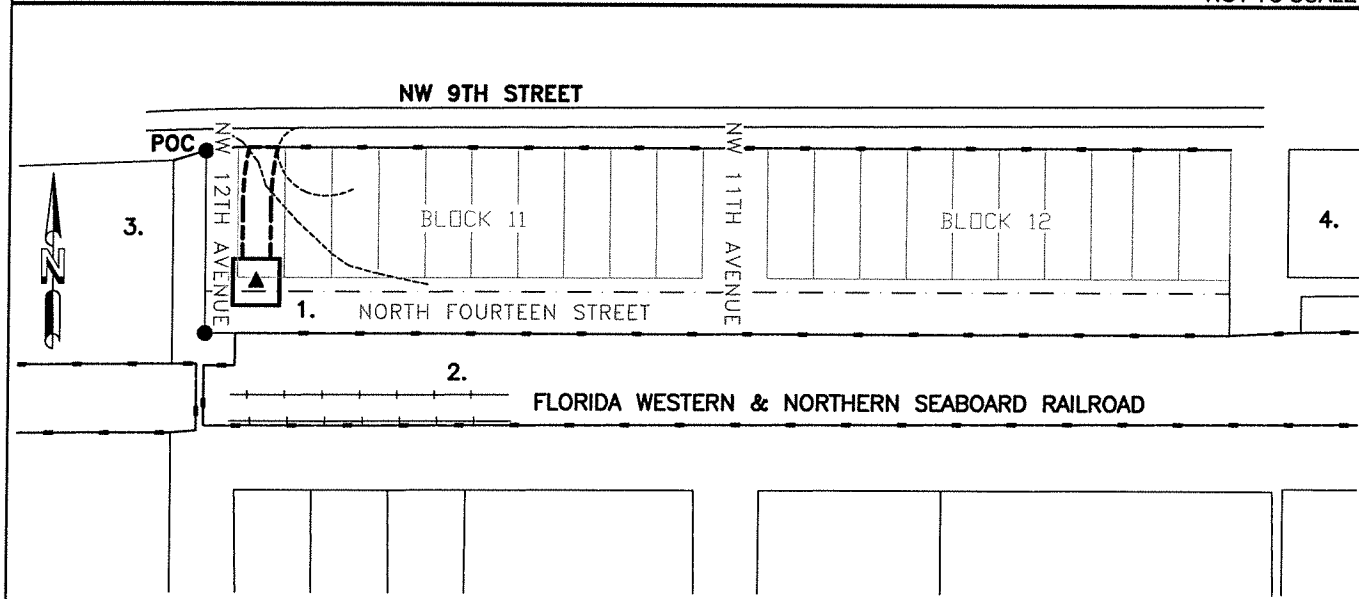
I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.



*William H. Sommerville, III*

William H. Sommerville, III  
Florida License No. 0006141

**PARENT TRACT OVERVIEW NOT TO SCALE**



OKEECHOBEE  
FLC034  
NW 1/4, SEC. 16, T-37-S, R-35-E  
OKEECHOBEE COUNTY, FLORIDA

NO.	1	2
REVISION	TITLE COMMITMENT	CLIENT COMMENTS
DATE	06/02/22	07/19/22
BY	PWK	PWK
PROJECT NO. 21-5500		
DRAWN BY: KM		
CHECKED BY: PWK		
FIELD CREW: BB		
APPROVED BY: WHS		
DATE: 09/28/21		
SCALE: N.T.S.		
SHEET 2 OF 2		
SITE SPECIFIC PURPOSE SURVEY		
FOR: CITY SWITCH II-A, LLC		
1900 CENTURY PLACE NE, SUITE 320		
ATLANTA, GEORGIA		
SMW Engineering Group, Inc.		
158 Business Center Drive		
Birmingham, Alabama 35244		
Ph: 205-252-6985		
www.smweng.com		
<b>SMW</b>		
ENGINEERING GROUP, INC.		

**GENERAL NOTES:**

1. EVERY EFFORT HAS BEEN MADE IN THE CONSTRUCTION DOCUMENTS TO PROVIDE A COMPLETE SCOPE OF WORK. MINOR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE CONTRACTORS FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
2. BIDDING REQUIREMENTS
  - a. PRIOR TO THE SUBMISSION OF BIDS, VISIT THE JOB SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. VISIT THE SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD DIMENSIONS AND CONDITIONS TO CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN.
  - b. PROVIDE NOTIFICATION TO OWNER'S REPRESENTATIVE IN WRITING OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF PRICE PROPOSAL. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
  - c. WHEN TOWER IS OWNED BY A THIRD PARTY, CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.
  - d. WHERE ANCHORING TO A CONCRETE ROOF SLAB, CONFIRM (PRIOR TO SUBMITTING BID) THE PRESENCE OF POST TENSION TENDONS. INCLUDE PROVISIONS FOR X-RAY PROCEDURES TO LOCATE THE TENDONS PRIOR TO CONSTRUCTION.
3. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONSTRUCTION DOCUMENTS ARE INTENDED FOR DIAGRAMMATIC PURPOSES ONLY, UNO.
4. FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
5. SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONSTRUCTION DOCUMENTS. PROVIDE ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
6. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES APPLICABLE TO THE WORK.
7. CONSTRUCTION COORDINATION REQUIREMENTS
  - a. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS.
  - e. PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
  - f. PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND OWNER REQUIREMENTS.
  - g. IF FAA LIGHTING AND MARKING IS PRESENT ON SITE AND IS POWERED BY ELECTRICAL SERVICE THAT IS TO BE INTERRUPTED, MAINTAIN THE NECESSARY LIGHTS DURING CONSTRUCTION AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A DISRUPTION.
  - h. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
  - i. STRUCTURAL COMPONENTS OF ADJACENT FACILITIES SHALL NOT BE ALTERED BY THIS CONSTRUCTION PROJECT, UNO. ENSURE THAT EXCAVATION DOES NOT AFFECT ADJACENT STRUCTURES.
  - j. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL-APPROVED MATERIALS, IF APPLICABLE.
  - k. BURIED UTILITIES MAY EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
  - l. COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO OWNER'S REPRESENTATIVE.
  - m. PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
  - n. KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
  - o. MAINTAIN THE INTEGRITY OF THE BUILDING ENVELOPE AND CONSTRUCT BARRIERS IN THE AREA OF WORK TO PREVENT DAMAGE FROM WEATHER AS WELL AS FROM CONSTRUCTION DUST AND DEBRIS.
8. INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS, UNO, OR WHERE LOCAL CODES OR ORDINANCES DIRECT OTHERWISE.

9. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY OWNER'S REPRESENTATIVE.
10. DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP THE APPROVED CONSTRUCTION DRAWINGS AND SUBMITTING THE REDLINED SET TO OWNER'S REPRESENTATIVE UPON COMPLETION. DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS TO BE SUBMITTED WITH REDLINED CONSTRUCTION DRAWINGS.
11. PROVIDE SUPPORTS FOR CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
12. A STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS (IF REQUIRED) TO DETERMINE THE STRUCTURAL CAPACITY TO SUPPORT THIS PROPOSED EQUIPMENT WAS PERFORMED OUTSIDE THE SCOPE OF THIS PROJECT.
13. CONFIRM THAT THE REQUIREMENTS OF THE STRUCTURAL ANALYSIS, MOUNT ANALYSIS AND ANY ASSOCIATED MODIFICATIONS HAVE BEEN FOLLOWED AND COMPLETED AS REQUIRED TO SUPPORT THE EQUIPMENT ASSOCIATED WITH THIS PROJECT.

**SPECIAL INSPECTIONS:**

1. WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION.
2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL, ABOVE GRADE LEVEL
AWS	ADVANCED WIRELESS SERVICE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
D	DEPTH
DBL	DOUBLE
DEG	DEGREE
Ø, DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
ELEV, EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIF	FIBER INTERFACE FRAME, FACILITY INTERFACE FRAME
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GSM	GLOBAL SYSTEM MOBILE
GYP	GYPSON BOARD
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
L	LENGTH

**ABBREVIATIONS**

LBS	POUNDS
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCS	PERSONAL COMMUNICATION SERVICE
PDU	POWER DISTRIBUTION UNIT
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
REQ	REQUIRED
RF	RADIO FREQUENCY
RM	ROOM
RO	ROUGH OPENING
RRH	REMOTE RADIO HEAD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
TMA	TOWER MOUNTED AMPLIFIER
TND	TINNED
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SERVICE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WCS	WIRELESS COMMUNICATION SERVICE
WP	WATER PROOF



1900 CENTURY PLACE, SUITE 320  
ATLANTA, GA 30345



ENGINEERING INNOVATION  
FDH INFRASTRUCTURE SERVICES, LLC  
6521 MERIDEN DRIVE RALEIGH, NC 27616  
PHONE: 919-755-1012 FAX: 919-755-1031

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH IS PROHIBITED.

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY	CHKD
A	4/5/2022	PRELIMINARY	MTS	JRB
B	6/1/2022	PRELIMINARY	MTS	JRB
0	7/7/2022	CONSTRUCTION	MTS	JRB
1	8/10/2022	CONSTRUCTION	AEV	JRB

Dennis D. Abel, PE  
Florida License No. 62750  
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed  
by Dennis Abel  
Date: 2022.08.12  
08:56:54 -04'00'



DENNIS D. ABEL, PE  
FDH INFRASTRUCTURE SERVICES, LLC  
COA 28282  
STATE LICENSE NO. 62750

FDH JOB NUMBER:  
PR-006900

SITE ID:  
FLC034

SITE NAME:  
OKEECHOBEE

FA LOCATION:  
10126641

ADDRESS:  
1117 NW 9TH ST  
OKEECHOBEE, FL 34972

SHEET TITLE:  
GENERAL NOTES

SHEET NUMBER:  
GN-1

**SITE NOTES:**

- CLEAR AND GRUB SITE OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUBGRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
- PROVIDE ELEVATION OF SUBGRADE WITHIN 0.10 FOOT OF ELEVATIONS SHOWN ON PLAN MINUS DEPTH OF TOPSOIL, FILL, AND MULCH.
- ROUGH GRADE ALL AREAS WITHIN 1 FOOT OF ELEVATIONS INDICATED BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT SLABS, BUILDINGS AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER.
- REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, UNDERCUT AND REPLACE WITH SUITABLE MATERIAL AT CONTRACTOR'S EXPENSE. ALL SUB GRADES AND AGGREGATE BASE COURSES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM DUMP TRUCK, AND ANY SOFT SPOTS SHALL BE REWORKED OR REPLACED UNTIL PASSING PROOF ROLL.
- BLEND NEW GRADES NATURALLY INTO EXISTING GRADES.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES, INCLUDING KEEPING ALL EXISTING AND NEW DITCHES, PIPES AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION. ANY DAMAGE RESULTING FROM FAILURE TO COMPLY SHALL BE REMEDIED BY CONTRACTOR
- IF REQUIRED, MAINTAIN CONTINUOUS EROSION CONTROL ON THE DOWNSTREAM SIDE OF THE SITE.
- IN LANDSCAPE AREAS, FINISH GRADES ARE TO FOLLOW THE GRADES AND EDGE DETAILS INDICATED AND BE MOUNDED 6 INCHES IN THE CENTER OF THE BED ABOVE THE EDGE OF THE LANDSCAPE AREA.
- DO NOT PLACE FILL OR EMBANKMENT MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW OR ICE IN ANY FILL OR EMBANKMENT.
- NOTIFY OWNER'S REPRESENTATIVE IF MODIFICATIONS TO THE PROPOSED GRADING SEEM NECESSARY AND OBTAIN APPROVAL PRIOR TO START OF WORK.
- FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON ENGINEERED FILL (COMPACTED TO 95% ASTM D698). ENSURE THAT EXCAVATIONS ARE FREE OF ORGANIC MATERIAL, DEBRIS, OR OTHER FOREIGN MATERIAL. NOTIFY OWNER'S REPRESENTATIVE IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED.
- FILL AND SLAB BASE MATERIAL SHALL BE 3/4" MINUS CRUSHED ROCK PLACED IN 8" (MAXIMUM) LOOSE LIFTS AND COMPACTED TO 98% ASTM D698.

**CONCRETE NOTES:**

- CONCRETE AND REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:  
 CONCRETE CONSTRUCTION ACI 318  
 CEMENT ASTM C150, PORTLAND CEMENT TYPE II, UNO  
 REINFORCING STEEL ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60 Ksi, UNO  
 WELDED WIRE FABRIC ASTM A185  
 SPIRAL REINFORCEMENT ASTM A615, GRADE 60, fy=60 KSI  
 ANCHOR BOLTS ASTM A307  
 GRADE 60 REBAR WELDING ASTM A706  
 NOTES: ANY BARS SO NOTED ON THE DRAWINGS SHALL BE GRADE 60, fy=60 KSI. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:  
 FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE 3"  
 FORMED SURFACES EXPOSED TO EARTH OR WEATHER (≥ #6 BARS) 2"  
 FORMED SURFACES EXPOSED TO EARTH OR WEATHER (≤ #5 BARS) 1-1/2"  
 SLABS AND WALLS (INTERIOR FACE) 3/4"
- AIR ENTRAIN ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. AIR ENTRAIN CONCRETE EXPOSED TO FREEZING AND THAWING WHILE MOIST IN ACCORDANCE WITH ACI 318, SECTION 4.4.1.
- DETAIL REINFORCING STEEL (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- PERFORM WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) USING LOW HYDROGEN ELECTRODES. PERFORM WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) USING E70 XX ELECTRODES. DO NOT WELD WITHIN 4" OF COLD BENDS IN REINFORCING STEEL.
- DO NOT FIELD BEND REINFORCING PARTIALLY EMBEDDED IN CONCRETE UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER.
- SUPPORT BARS ON CHAIRS OR DOBIE BRICKS.
- FURNISH NON-SHRINK GROUT BY AN APPROVED MANUFACTURER. MIX AND PLACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3 KSI, MINIMUM).
- ALL EXPANSION ANCHORS TO BE HILTI BRAND, UNO. TEST ADHESIVE ANCHORS TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER AND LOCAL JURISDICTION.

**STRUCTURAL STEEL NOTES:**

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:  
 WIDE FLANGE SHAPES ASTM A992, GRADE 50  
 SHAPES, PLATES, ANGLES, & RODS ASTM A36, Fy 36 KSI  
 SPECIAL SHAPES AND PLATES ASTM A572, Fy 50 KSI  
 PIPE COLUMNS ASTM A53, Fy 35 KSI  
 STRUCTURAL TUBING ASTM A500, Fy 46KSI  
 ANCHOR BOLTS ASTM A307  
 CONNECTION BOLTS ASTM A325 TWIST-OFF
- BASE STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) ON THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
- HOT DIP GALVANIZE AFTER FABRICATION PER A123/A123M-00 ALL STEEL EXPOSED TO WEATHER AND WHERE NOTED.
- CONFORM TO ALL AISC AND AWS STANDARDS FOR WELDING. PERFORM WELDING BY ANSI/AWS D1.1 CERTIFIED WELDERS USING E70 XX ELECTRODES. USE ONLY PRE-QUALIFIED WELDS AS DEFINED BY AWS.
- PROVIDE COLD-FORMED STEEL FRAMING MEMBERS OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
- FOR BOLTED CONNECTIONS, USE 3/4" DIA., BEARING-TYPE, A325 BOLTS WITH A MINIMUM OF TWO BOLTS, UNO.
- FOR NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING, USE 5/8" DIA. A307 BOLTS, UNO.
- PREPARE AND PAINT IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS, UNO.
- TOUCH UP ALL FIELD DRILLING, WELDING AND CUT SURFACES WITH 2 COATS OF GALVAON (ZINC RICH PAINT) OR APPROVED EQUAL.

**SITE SPECIFIC SOIL MANAGEMENT PLAN:**

- SOIL MATERIALS EXCAVATED BY THE CONTRACTOR FROM WITHIN RAIL RIGHT-OF-WAY (ROW) SHALL BE RE-USED AS BACKFILL AT THE POINT OF ORIGIN OR SHALL BE RE-DISTRIBUTED ON THE ROW IN THE NEAR VICINITY OF THE POINT OF ORIGIN.



1900 CENTURY PLACE, SUITE 320  
ATLANTA, GA 30345



ENGINEERING INNOVATION  
 FDH INFRASTRUCTURE SERVICES, LLC  
 8521 MERIDEN DRIVE RALEIGH, NC 27616  
 PHONE: 919-755-1012 FAX: 919-755-1031

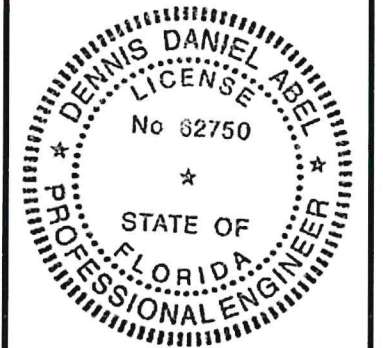
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**SUBMITTALS**

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1	8/10/2022	CONSTRUCTION	AEV	JRB

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8/10/2022  
 DENNIS D. ABEL, PE  
 FDH INFRASTRUCTURE SERVICES, LLC  
 COA 28282  
 STATE LICENSE NO. 62750

FDH JOB NUMBER: PR-006900
SITE ID: FLC034
SITE NAME: OKEECHOBEE
FA LOCATION: 10126641
ADDRESS: 1117 NW 9TH ST OKEECHOBEE, FL 34972
SHEET TITLE: GENERAL NOTES
SHEET NUMBER: GN-2

**NOTES:**

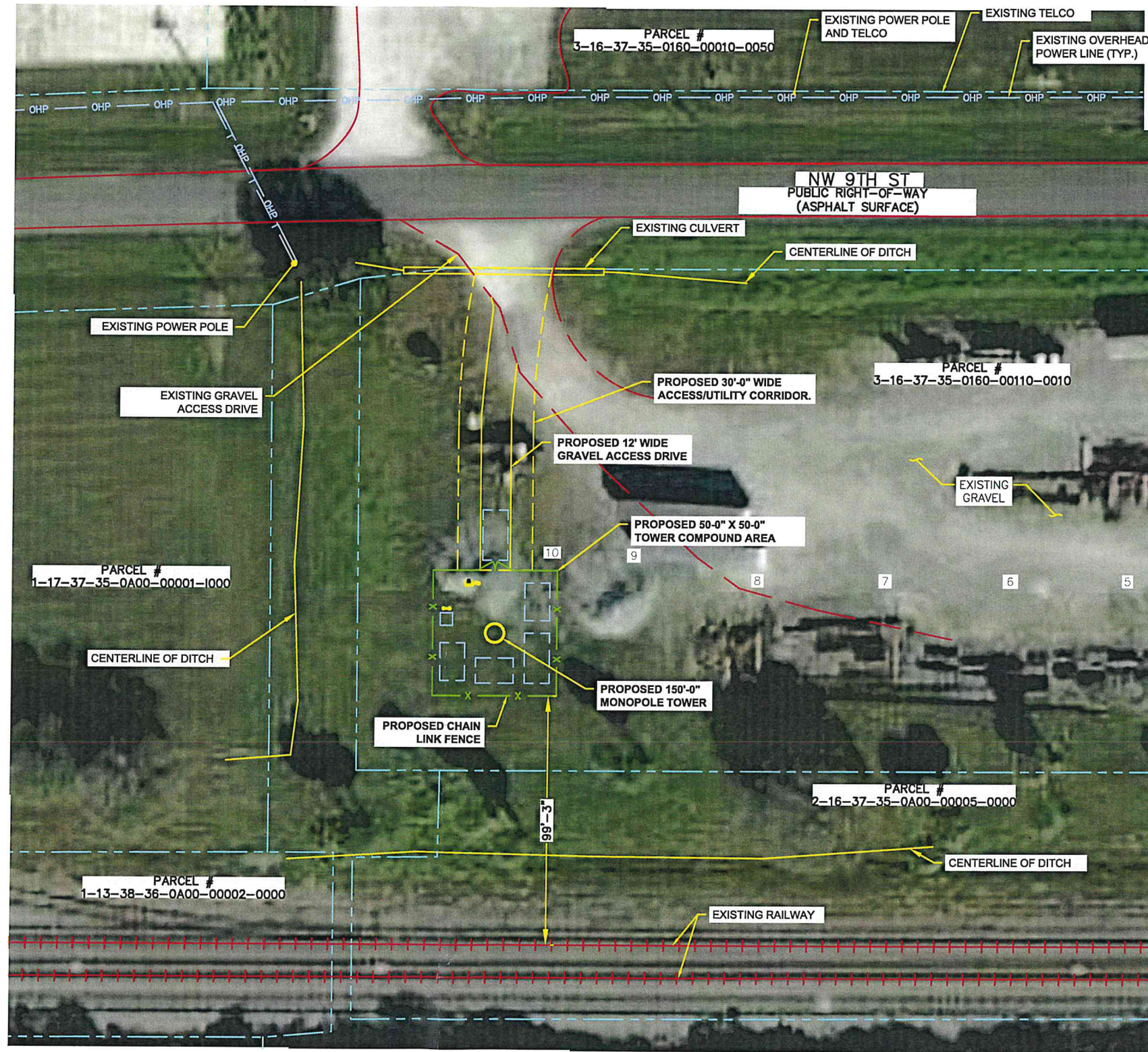
1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION, THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
6. SITE PLAN AND PROPERTY LINES DEVELOPED FROM SURVEY COMPLETED BY SMW ENGINEERING GROUP, INC, DATED 9/28/2021. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE X ACCORDING TO FEMA PANEL # 12093C0415C DATED JULY 16, 2015.
8. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
9. CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITIES. DO NOT SCAL OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
11. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
12. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

**PARCEL INFORMATION:**

OWNER: CSX TRANSPORTATION  
 JURISDICTION: CITY OF OKEECHOBEE  
 ZONING: INDUSTRIAL  
 LAND USE: -  
 PARCEL NUMBER: 3-16-37-35-0160-00110-0010  
 LATITUDE: 27°15'07.7"N  
 LONGITUDE: 80°50'41.3"W

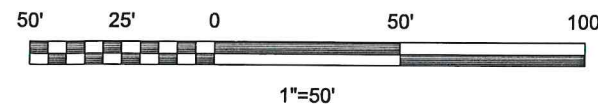
**LEGEND:**

- OHP — OVERHEAD POWER
- x — x — PROPOSED CHAIN-LINK FENCE
- x — x — EXISTING FENCE
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- - - - - PROPOSED LEASE AREA
- — — — — EXISTING ROAD / TURNAROUND
- — — — — PROPERTY LINE



**OVERALL SITE PLAN**

11"x17" SCALE: 1" = 50'  
 24"x36" SCALE: 1" = 25'



**CITY SWITCH**

1900 CENTURY PLACE, SUITE 320  
 ATLANTA, GA 30345



ENGINEERING INNOVATION

FDH INFRASTRUCTURE SERVICES, LLC  
 6511 MERIDIAN DRIVE RALEIGH, NC 27618  
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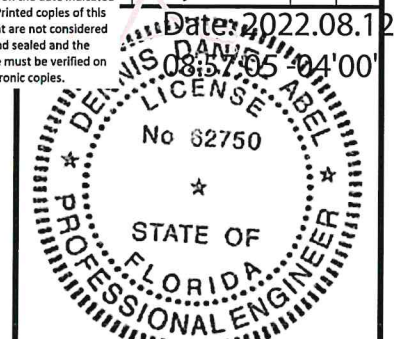
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8/10/2022  
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 FDH INFRASTRUCTURE SERVICES, LLC  
 COA 28282  
 STATE LICENSE NO. 62750

FDH JOB NUMBER:  
 PR-006900

SITE ID:  
 FLC034

SITE NAME:  
 OKEECHOBEE

FA LOCATION:  
 10126641

ADDRESS:  
 1117 NW 9TH ST  
 OKEECHOBEE, FL 34972

SHEET TITLE:  
 SATELLITE SITE PLAN

SHEET NUMBER:  
 C-1

**NOTES:**

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION, THERE IS NO HANDICAP ACCESS REQUIRED.
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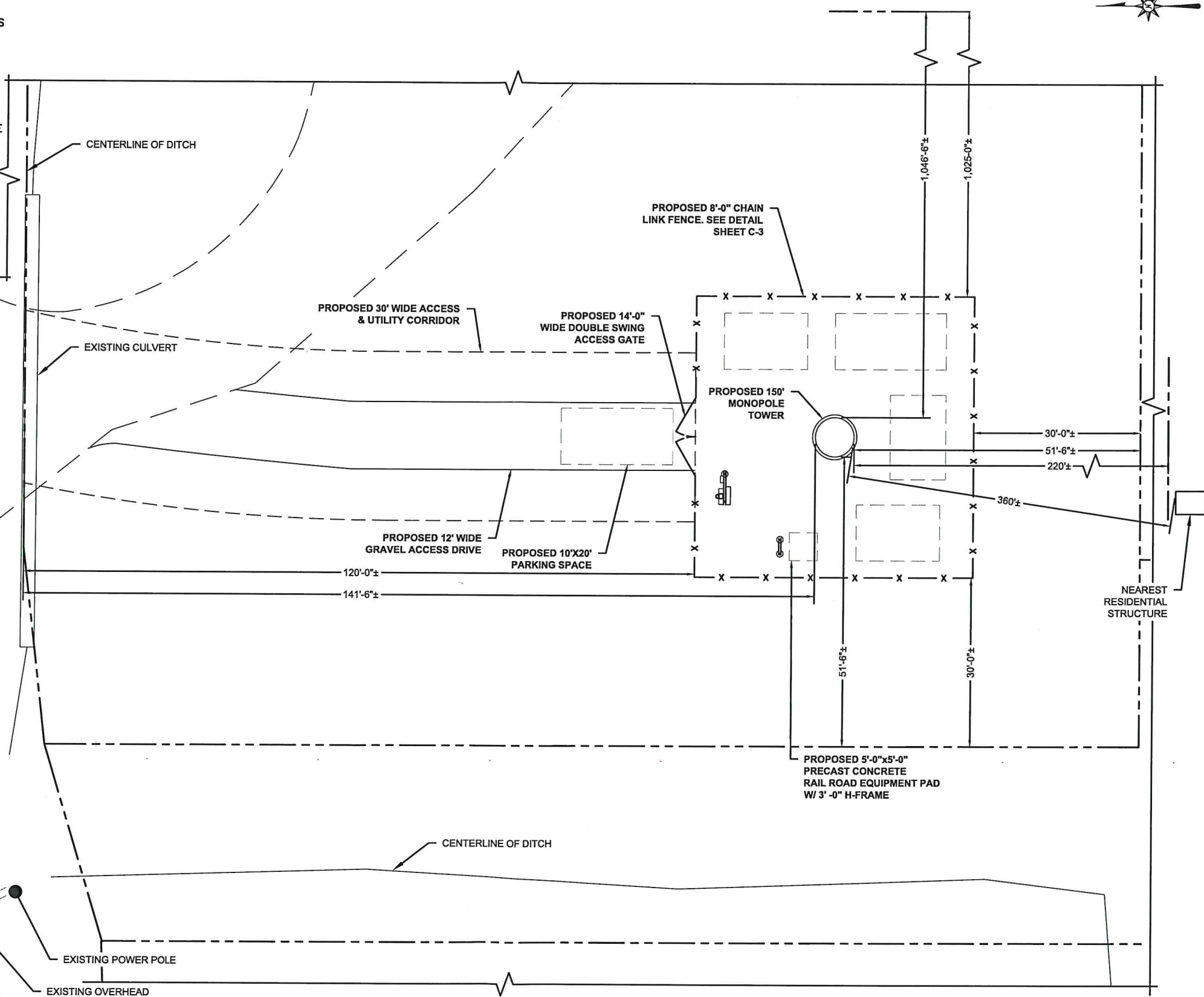
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 LAND USE: -  
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 LATITUDE: 27°15'07.7"N  
 LONGITUDE: 80°50'41.3"W

NW 9TH ST  
 PUBLIC RIGHT-OF-WAY  
 (ASPHALT SURFACE)

**LEGEND**

	OVERHEAD POWER
	PROPOSED CHAIN LINK FENCE
	EXISTING FENCE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	RIGHT-OF-WAY
	PROPOSED LEASE AREA
	EXISTING ROAD / TURNAROUND
	PROPERTY LINE



**SITE PLAN**

11"x17" SCALE: 1" = 20'  
 24"x36" SCALE: 1" = 10'



**CITYSWITCH**  
 1900 CENTURY PLACE, SUITE 320  
 ATLANTA, GA 30345



**FDH INFRASTRUCTURE SERVICES**  
 ENGINEERING INNOVATION

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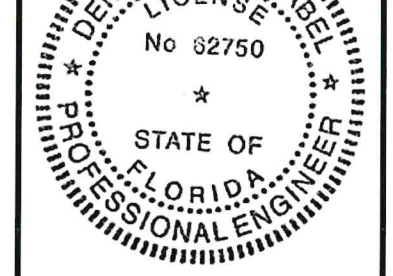
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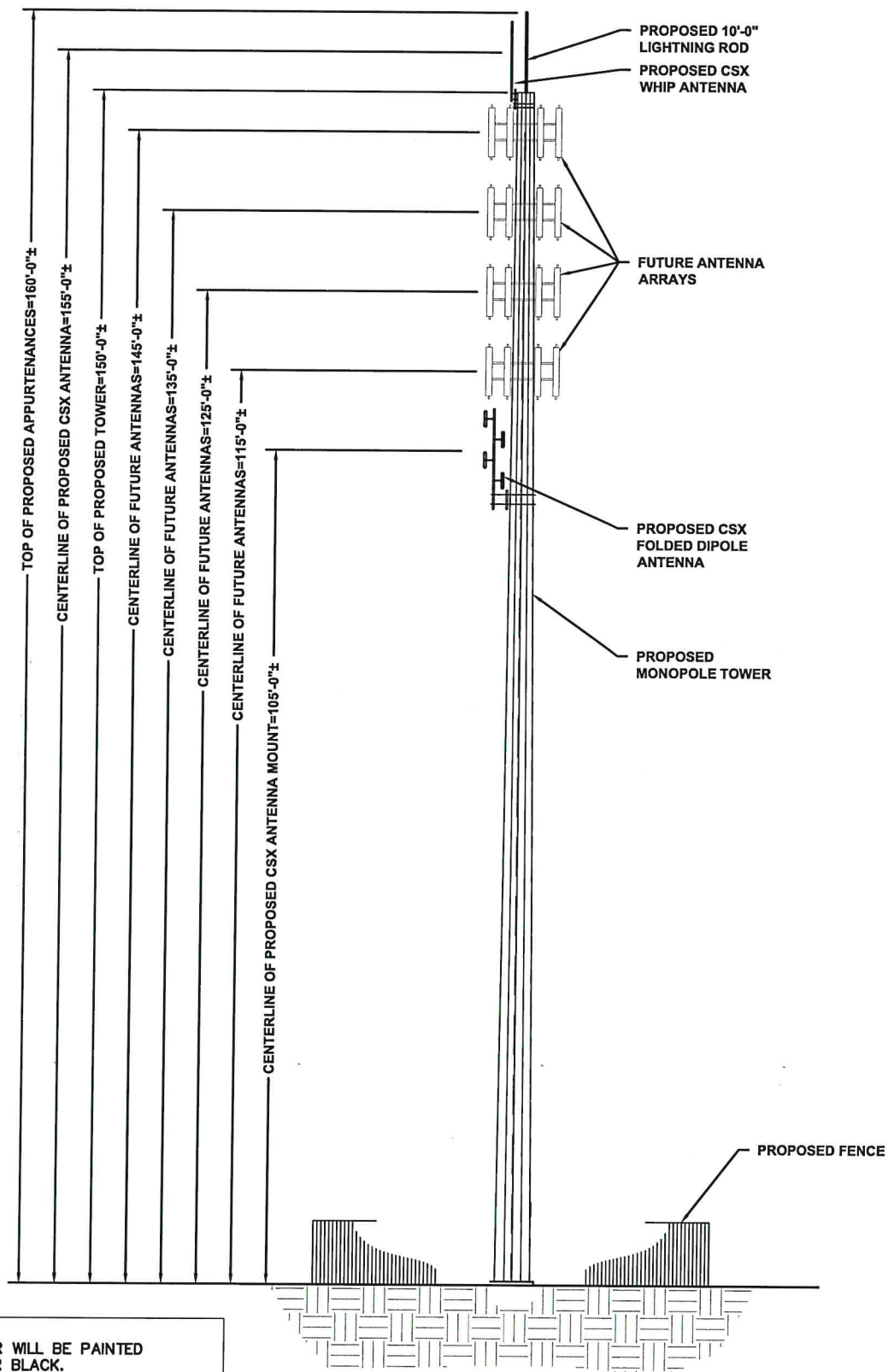
FA LOCATION:  
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ADDRESS:  
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 OKEECHOBEE, FL 34972

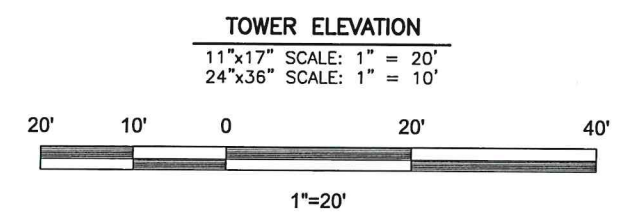
SHEET TITLE:  
 OVERALL SITE PLAN

SHEET NUMBER:  
 C-1.1





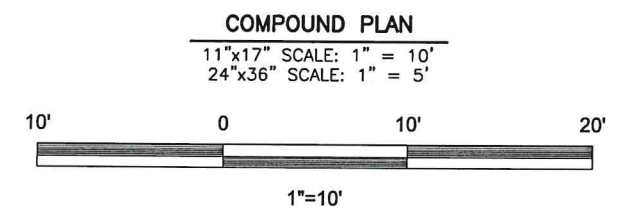
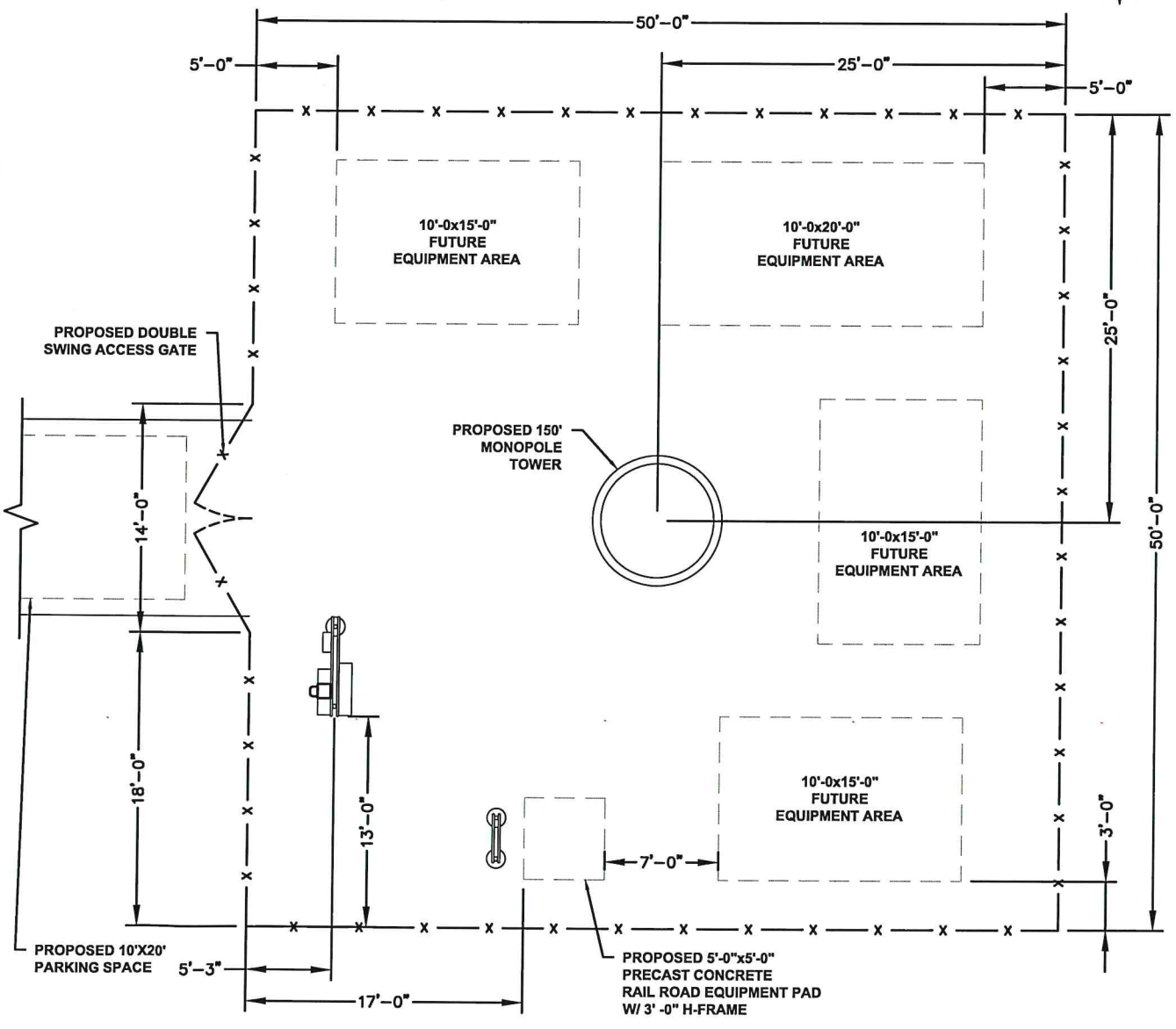
NOTE:  
 1.) PROPOSED TOWER WILL BE PAINTED FLAT BLUE, GRAY OR BLACK.  
 2.) THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.



**NOTES:**

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**CITY SWITCH**  
 1900 CENTURY PLACE, SUITE 320  
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**FDH INFRASTRUCTURE SERVICES**

ENGINEERING INNOVATION  
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 6521 MERIDIAN DRIVE RALEIGH, NC 27616  
 PHONE: 919-755-1012 FAX: 919-755-1031

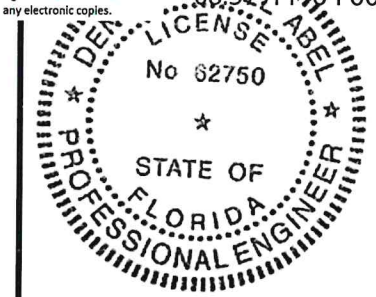
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 COA 28282  
 STATE LICENSE NO. 62750

FDH JOB NUMBER:  
 PR-006900

SITE ID:  
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SITE NAME:  
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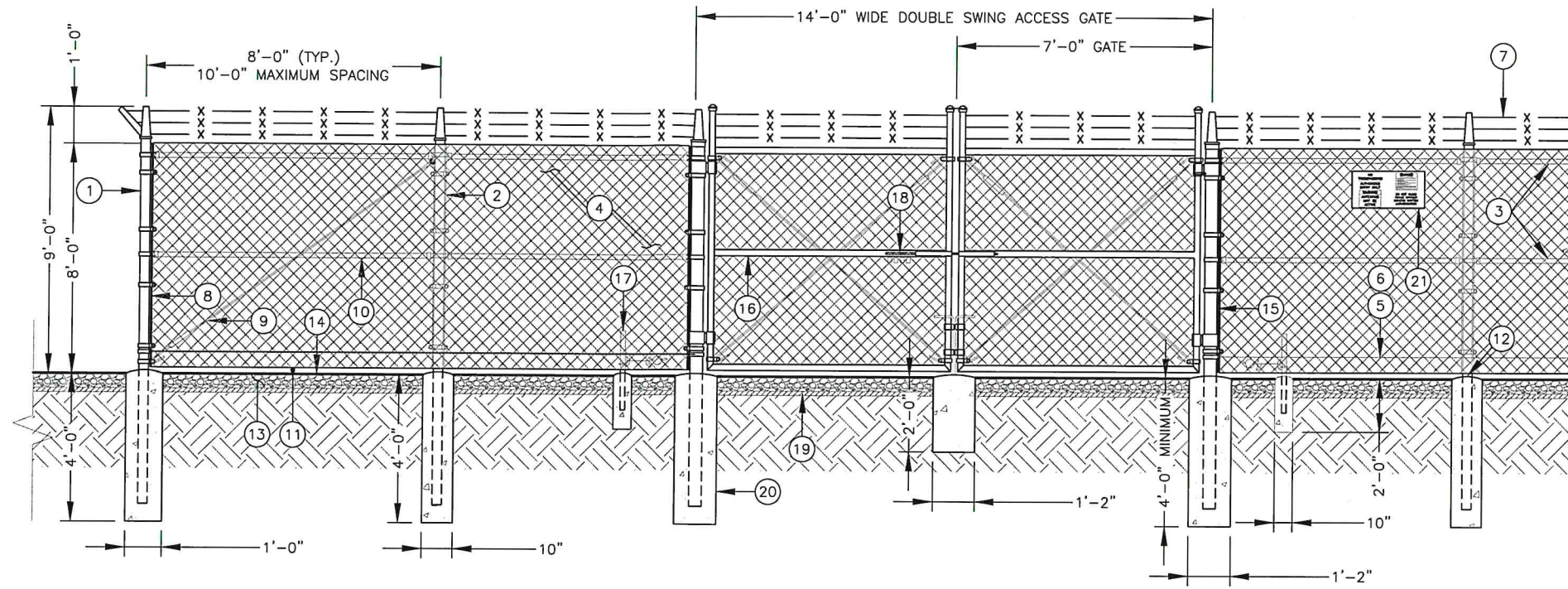
ADDRESS:  
 1117 NW 9TH ST  
 OKEECHOBEE, FL 34972

SHEET TITLE:  
 COMPOUND DETAILS

SHEET NUMBER:  
 C-2

**CALLOUTS:**

- ① 3" O.D. GALVANIZED STEEL SCHEDULE 40 CORNER POSTS (PER ASTM-F1083).
- ② 2-1/2" NOMINAL GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM-F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10' O.C.
- ③ 1-5/8" O.D. ROUND TOP RAIL & BRACE PIPE RAIL (PER ASTM-F1083).
- ④ 9 GAUGE FABRIC CORE WIRE WITH 2" MESH (TO CONFORM TO ASTM-A392).
- ⑤ 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
- ⑥ 9 GAUGE ALUMINUM TENSION WIRE.
- ⑦ 3 STRANDS 14 GAUGE BARBED WIRE WITH 4 POINT BARBS. SPACE BARBS APPROXIMATELY 5" O.C.
- ⑧ 3/16"x3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ 1-5/8" DIAMETER CORNER POST BRACE.
- ⑪ MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE.
- ⑫ PROVIDE CROWNED/PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS; TO EXTEND 1" ABOVE GRADE.
- ⑬ 6" CRUSHED STONE (TYP.).
- ⑭ FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ 4" O.D. GALVANIZED STEEL SCHEDULE 40 GATE POSTS (PER ASTM-F1083).
- ⑯ 1-1/2" NOMINAL PIPE FOR GATE FRAME BRACE RAIL (PER ASTM F-1083).
- ⑰ DUCK BILL OPEN GATE HOLDER. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
- ⑱ MULTI-TENTANT LOCKING DEVICE.
- ⑲ PROPOSED GEOTEXTILE FABRIC.
- ⑳ CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM, TYP.).
- ㉑ 12"x24" NO TRESPASSING SIGN.



**FENCING DETAIL**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.

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**CITYSWITCH**  
 1900 CENTURY PLACE, SUITE 320  
 ATLANTA, GA 30345



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 ENGINEERING INNOVATION  
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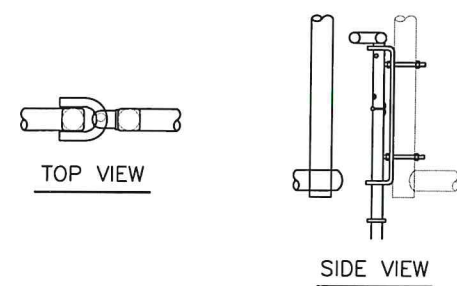
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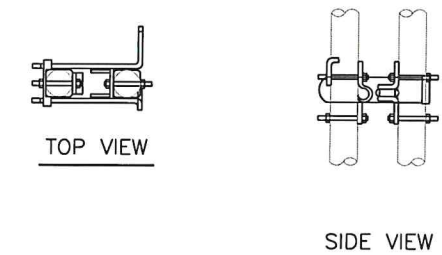
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1	8/10/2022	CONSTRUCTION	AEV	JRB

**NOTES:**

1. ALL FENCING TO BE INSTALLED PER ASTM F-567. ALL SWING GATES TO BE INSTALLED PER ASTM F-900.
2. BARBED WIRE PERMIT REQUIRED SHALL BE COMPLETED IF LOCAL ORDINANCE REQUIRES.
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDINGS SHALL BE COATED WITH (3) COATS OF GOLD GALV. (OR EQUAL). ALL OPEN POSTS SHALL HAVE END-CAPS.
4. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG-RING WIRE.
5. MUSHROOM ANCHOR AND PLUNGER REQUIRED FOR GATE. GENERAL CONTRACTOR RESPONSIBLE FOR GATE LOCK.



**DROP ROD ASSEMBLY DETAIL**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.

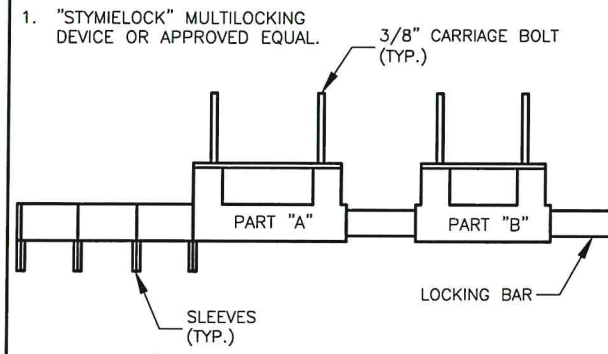


**LATCH ASSEMBLY DETAIL**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.

**MULTILOCK INSTALLATION:**

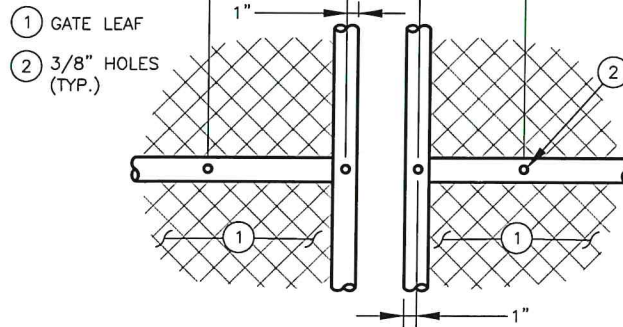
1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
4. IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMELOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
5. VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

**GATE LOCK ASSEMBLY:**

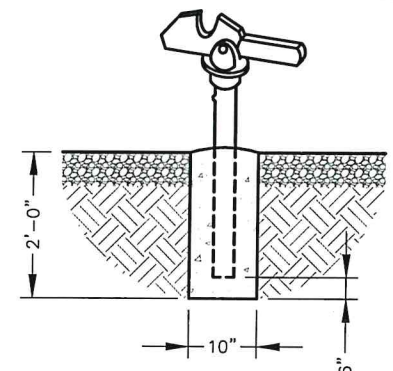


**GATE LOCK ASSEMBLY DETAIL**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.

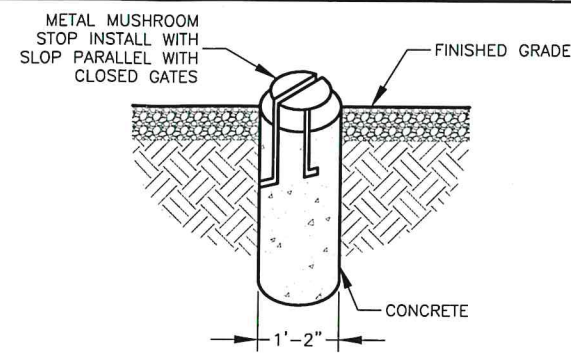
**CALLOUTS:**



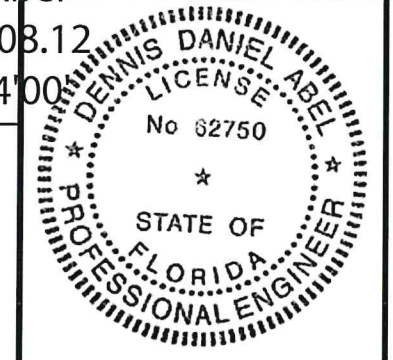
**GATE FACE - ACCOMODATING MULTI-TENTANT LOCK**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.



**GATE KEEPER DETAIL**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.



**MUSHROOM STOP DETAIL**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.



DENNIS D. ABEL, PE  
 FDH INFRASTRUCTURE SERVICES, LLC  
 COA 28282  
 STATE LICENSE NO. 62750

FDH JOB NUMBER:  
 PR-006900

SITE ID:  
 FLC034

SITE NAME:  
 OKEECHOBEE

FA LOCATION:  
 10126641

ADDRESS:  
 1117 NW 9TH ST  
 OKEECHOBEE, FL 34972

SHEET TITLE:  
 FENCE DETAILS

SHEET NUMBER:  
 C-3

# Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

**2022 Preliminary Certified**

updated: 8/11/2022

Parcel: << **3-16-37-35-0160-00110-0010 (34413)** >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

Result: 3 of 11

Owner	<b>CSX TRANSPORTATION INC</b> 500 WATER ST JACKSONVILLE, FL 32202		
Site	1117 NW 9TH ST OKEECHOBEE		
Description*	NORTHWEST ADDITION A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, AND LYING IN AND CONTAINING A PORTION OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 1216 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF BLOCKS 11 AND 12; ALL OF N.W. 11TH AVENUE (70 FEET IN WIDTH) LYING BETWEEN SAID BLOCKS 11 AND 12; ALL OF N.W. 12TH AVENUE (35 FEET IN WIDTH) LYING WEST OF AND CONTIGUOUS WITH SAID BLOCK 11; ALL OF NORTH FOURTEENTH STREET (NAME PER PLAT) (60 FEET IN WIDTH) LYING SOUTH OF AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY; ALL LYING IN THE NORTHWEST ADDITION TO OKEECHOBEE, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. <<<less		
Area	5.19 AC	S/T/R	16-37-35
Use Code**	VACANT (0000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

## Property & Assessment Values

2021 Certified Values		2022 Preliminary Certified	
Mkt Land	\$137,990	Mkt Land	\$148,274
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$5,181	XFOB	\$0
Just	\$143,171	Just	\$148,274
Class	\$0	Class	\$0
Appraised	\$143,171	Appraised	\$148,274
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$143,171	Assessed	\$148,274
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$143,171 city:\$143,171 other:\$143,171 school:\$143,171	Total Taxable	county:\$148,274 city:\$148,274 other:\$148,274 school:\$148,274

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/14/2014	\$100	0745/0850	SW	V	U	11
6/21/1996	\$0	0379/1220	WD	V	U	02 (Multi-Parcel Sale) - show

6/21/1996	\$0	0379/1216	WD	V	U	02 (Multi-Parcel Sale) - show
11/1/1990	\$0	0319/0132	WD	V	Q	
4/1/1988	\$0	0294/1908	FJ	V	Q	
7/8/1985	\$0	0273/0690	WD	V	U	03
7/8/1985	\$0	0270/1716	WD	V	Q	
4/1/1973	\$0	0146/0693	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
061ID3	RR VICINITY (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$54,000 /AC	\$54,000
961ID1	REMAIN ACRE (MKT)	2.569 AC	1.0000/1.0000 1.0000/ /	\$22,500 /AC	\$57,802
961ID1	REMAIN ACRE (MKT)	1.621 AC	1.0000/1.0000 1.0000/ /	\$22,500 /AC	\$36,472

Search Result: 3 of 11